

COMBINED SPECIAL MEETING/WORK SESSION AGENDA

CITY COUNCIL COMBINED SPECIAL
MEETING/WORK SESSION
TUESDAY
SEPTEMBER 27, 2016

COUNCIL CHAMBERS
FLAGSTAFF CITY HALL
211 WEST ASPEN AVENUE
6:00 P.M.

SPECIAL MEETING

1. Call to Order

NOTICE OF OPTION TO RECESS INTO EXECUTIVE SESSION

Pursuant to A.R.S. §38-431.02, notice is hereby given to the members of the City Council and to the general public that, at this work session, the City Council may vote to go into executive session, which will not be open to the public, for legal advice and discussion with the City's attorneys for legal advice on any item listed on the following agenda, pursuant to A.R.S. §38-431.03(A)(3).

2. Pledge of Allegiance

3. Roll Call

NOTE: One or more Councilmembers may be in attendance telephonically or by other technological means.

MAYOR NABOURS
VICE MAYOR BAROTZ
COUNCILMEMBER BREWSTER
COUNCILMEMBER EVANS

COUNCILMEMBER ORAVITS
COUNCILMEMBER OVERTON
COUNCILMEMBER PUTZOVA

4. Public Hearing for Resolution No. 2016-31: A resolution of the Flagstaff City Council amending the Flagstaff Regional Plan 2030 by amending Chapter 3 to change the categories of Major Plan Amendments and establishing an effective date.

RECOMMENDED ACTION:

- 1) Open Public Hearing
- 2) Continue Public Hearing to _____

5. Adjourn

WORK SESSION

1. Call to Order

2. Preliminary Review of Draft Agenda for the October 4, 2016, City Council Meeting.*

** Public comment on draft agenda items may be taken under "Review of Draft Agenda Items" later in the meeting, at the discretion of the Mayor. Citizens wishing to speak on agenda items not specifically called out by the City Council for discussion under the second Review section may submit a speaker card for their items of interest to the recording clerk.*

3. Public Participation

Public Participation enables the public to address the council about items that are not on the prepared agenda. Public Participation appears on the agenda twice, at the beginning and at the end of the work session. You may speak at one or the other, but not both. Anyone wishing to comment at the meeting is asked to fill out a speaker card and submit it to the recording clerk. When the item comes up on the agenda, your name will be called. You may address the Council up to three times throughout the meeting, including comments made during Public Participation. Please limit your remarks to three minutes per item to allow everyone to have an opportunity to speak. At the discretion of the Chair, ten or more persons present at the meeting and wishing to speak may appoint a representative who may have no more than fifteen minutes to speak.

4. Review and Discussion of Title 11.20.100 Land Splits and Combinations.

5. Review of Draft Agenda Items for the October 4, 2016, City Council Meeting.*

** Public comment on draft agenda items will be taken at this time, at the discretion of the Mayor.*

6. Public Participation

7. Informational Items To/From Mayor, Council, and City Manager, and future agenda item requests.

8. Adjournment

CERTIFICATE OF POSTING OF NOTICE

The undersigned hereby certifies that a copy of the foregoing notice was duly posted at Flagstaff City Hall on _____, at _____ a.m./p.m. in accordance with the statement filed by the City Council with the City Clerk.

Dated this _____ day of _____, 2016.

Elizabeth A. Burke, MMC, City Clerk

CITY OF FLAGSTAFF

STAFF SUMMARY REPORT

To: The Honorable Mayor and Council
From: Dan Folke, Planning Director
Date: 09/15/2016
Meeting Date: 09/27/2016



TITLE:

Review and Discussion of Title 11.20.100 Land Splits and Combinations.

DESIRED OUTCOME:

Staff will present information on the rules for processing land splits and combinations. The item has been placed on the agenda through a City Councilmember request.

EXECUTIVE SUMMARY:

The process and requirements for land splits and combinations are found in the City Code Title 11, Section 11-20.100. Land split and combination requests are processed as an administrative application that is reviewed by staff. The review is to ensure the new lots meet all of the dimensional requirements of the zoning district in which they are located. Each conventional zone district has lot standards that identify minimum lot area, lot width and lot depth. The Planning Director or his/her designee approve or deny applications for land splits and combinations. The subdivider or applicant may appeal the decision of the Planning Director to the Planning and Zoning Commission. The City processed 33 land split applications during fiscal year 2016.

Staff believes this is an item of interest primarily because of a land split that was processed on Silver Spruce. A portion of a lot with an existing home was split off to create a new vacant lot. The resulting lot, while meeting the minimum area of 6000 square feet, depth of 100 feet and minimum width of 60 feet (measured at the front setback), has an irregular configuration due to the location of the existing home. The parent lot was 16,459 square feet with 151 feet of width. The irregular shape wraps the new lot lines around the existing house and results in two lots: Lot 1 is 10,634 square feet and Lot 2 is 6001 square feet. Lot 2 is 61 feet wide measured at the 15 front setback line, but then narrows to 40 feet through the middle portion of the lot.

Jurisdictions measure lot width at varying locations using varying methods. The Flagstaff code measures lot width at the front setback. Other codes measure at the street frontage. Some have a complicated methodology which measures from the midpoint of each side setback. Measuring lot width gets more difficult with irregular shaped lots where the side lot lines are not parallel.

Attached to this report is City Code Section 11-20.100 and the residential zone lot requirements. Also attached is a City Council report prepared in May 2016 which provides information on the land split process and an application at 401 Silver Spruce. Finally, staff has provided the resulting land split on Silver Spruce. It should be noted that the applicant of the Silver Spruce land split filed a correction to the side setback from 5 feet to the required 8 feet as shown on the attached Silver Spruce exhibit.

INFORMATION:

COUNCIL GOALS:

- 5) Explore and adopt policies to lower the costs associated with housing to the end user
- 7) Continue to implement the Flagstaff Regional Plan and focus efforts on specific plans
- 8) Improve effectiveness of notification, communication, and engagement with residents, neighborhoods and businesses and about City services, programs, policies, projects and developments
- 10) Support and assist the most vulnerable

Attachments: Land Split Code
 Residential lot standards
 CCR - Silver Spruce Land Split
 Silver Spruce Exhibit

Division 11-20.100: Land Splits and Combinations

Sections:

11-20.100.010	Purpose and Intent
11-20.100.020	Land Split Procedures and Requirements
11-20.100.030	Pre-Application Conference
11-20.100.040	Land Split or Combination Applications

11-20.100.010 Purpose and Intent

The purpose of these regulations is:

- A. To provide for the partitioning of land into two or three lots, tracts or parcels of land or the combination of lots, tracts or parcels through a process that is more expeditious than the subdivision process;
- B. To assure that the proposed parcels are in conformance with the City's development standards;
- C. To obtain accurate surveying and permanent public record of the separate interests created and conveyed by the division of lands; and,
- D. To assure adequate access and to provide a coordinated street system.

11-20.100.020 Land Split or Combination Procedures and Requirements

The preparation, submittal, review and approval of all land splits or combinations located within the City limits shall proceed through the following progressive stages, except as otherwise provided in this chapter:

- A. Optional pre-application conference with the Director.
- B. Submittal by the subdivider, and review and approval of the land split or combination application and map by the Director.
- C. Recordation of the approved land split or combination map and associated legal description with the Coconino County Recorder's office.

11-20.100.030 Pre-Application Conference

- A. The pre-application conference stage of land split or combination review is an optional investigatory period preceding the preparation and submittal of the land split or combination application by the subdivider. The subdivider shall initially present the land split or combination proposal to the Director who shall advise the subdivider of specific public objectives, standards, and

regulations related to the property and the procedure for land split or combination review.

- B. An application for land split or combination approval shall include a sketch plan of the proposed land split or combination so that the Director can determine whether the approval process authorized by this Division can and should be utilized. The Director may require the applicant to submit whatever information is necessary to make this determination, including, but not limited to, a copy of the Coconino County Assessor's Map showing the land being divided and all lots or parcels previously divided from that tract of land and all contiguous land under the same ownership 15 years prior to the effective date of these regulations, December 5, 2011.

11-20.100.040 Land Split and Combination Applications

A. Application Submittal:

- 1. All land split or combination applications shall include the following materials:
 - a. The required number of copies of the land split or combination map reproduced in the form of blue or black line prints on a white background, or suitable copies showing the proposed land split or combination, existing conditions including the location of all structures, and anticipated setbacks from existing and proposed property lines;
 - b. Any information required as part of the land split or combination submittal shall be shown graphically, or by note, or by letter, or in combination on the plans, and may if necessary comprise several sheets showing various elements of the required data. All mapped data for the same map shall be drawn at the same engineering scale, said scale not to be greater than 100 feet to an inch;
 - c. A completed land split or combination application form;
 - d. Legal description in a form approved by the Coconino County Recorder's office;
 - e. A non-refundable land split or combination application fee (See City Code Title 10, Zoning Code, Appendix 2 (Planning Fee Schedule) available as a separate document from the Planning Section); and,
 - f. Complete contact information for the subdivider.
- 2. All submittals shall be checked by the Director for completeness. If the application is determined to be incomplete, the submittal may be rejected and returned to the applicant for revision and resubmittal.

B. Application Approval Standards:

1. All land split or combination applications shall be designed to comply with the requirements of the specific zoning district within which it is located, including minimum lot area, lot depth, lot width, and minimum access requirements.
2. No lot or parcel shall be divided in such a way that any division contains more dwelling units than are permitted by the zoning regulations in the district in which the lot or parcel is situated.

C. Process for Approval.

1. The subdivider shall submit all of the documents, information, data, and other requirements for approval of a land split or combination to the Director. The subdivider shall also furnish to the Director any additional information and materials relevant to the application that are reasonably believed to be necessary in order for the Director to evaluate, analyze, or understand the subject matter of the application, and to ensure compliance with the requirements of this Division. Compliance shall be determined by the Director.
2. The procedures for approval, modification, or denial of land split or combination applications shall be as follows:
 - a. The Director shall approve or deny applications for land splits or combinations pursuant to the provisions of this Division and shall ensure compliance with any applicable conditions of approval.
 - b. A subdivider may appeal a final action of the Director to the Planning Commission in accordance with Division 11-50.10 (Appeals) of this Chapter.

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C. Building Form Standards (continued)	RR	ER	RI	RIN	MR	HR	MH
Lot Requirements							
Area							
Gross (min.)	1 ac ⁷	1 ac	6,000 sf	6,000 sf	6,000 sf	6,000 sf	5 ac
Per Unit (min.)	1 ac ⁷	1 ac	6,000 sf	3,000 sf	Endnote ⁶	Endnote ⁶	4,000 sf
Width							
Interior Lots (min.)	100' ⁸	140' ⁹	60' ^{9,10}	50'	50' ^{9,10}	50' ^{9,11}	--
Corner Lots (min.)	100' ⁸	140' ⁹	65' ^{9,10}	50'	50' ^{9,10}	50' ^{9,11}	--
Depth (min.)	200' ⁸	--	100' ⁹	100'	100' ⁹	75' ^{9,11}	--
Other Requirements							
Open Space (% of Gross Lot Area) --	--	--	--	--	-----See Table 10-40.30.030.A-----		
Fences and Screening	-----			See Division10-50.50	-----		
Landscaping	-----			See Division10-50.60	-----		
Lighting	-----			See Division10-50.70	-----		
Parking	-----			See Division10-50.80	-----		
Signs	-----			See Division10-50.100	-----		
End Notes							
⁷ 5 acre minimum where public water supply and public streets are not available to serve the property.							
⁸ Where public water supply and public streets are not available to serve the property a minimum lot width of 200' and lot depth of 250' are required.							
⁹ Within a Planned Residential Development the minimum width and depth of a lot may vary based on the minimum lot standards applicable to the building types selected for application within a Planned Residential Development (See Section 10-40.60.270 (Planned Residential Development)).							
¹⁰ Lot width measured at the setback line.							
¹¹ On lots greater than 9,000 sf: 70' minimum width on interior lots, 75' minimum width on corner lots and 100' minimum depth on all lots.							
¹² Any required common open space as required in Division 10-50.110 (Specific to Building Types) and areas set aside for resource preservation such as floodplains, slopes and forests (Division 10-50.90 (Resource Protection Standards)) may be used to satisfy this standard. In this context, “open space” includes active and passive recreation uses, landscape areas, and community gardens.							
Key							
-- Not Applicable							

CITY COUNCIL REPORT

DATE: May 16, 2016

TO: Mayor, Vice-Mayor and City Council

FROM: Daniel Folke, Planning Director

CC: Josh Copley, Barbara Goodrich, Shane Dille and Leadership Team

SUBJECT: Land Split Application for 401 Silver Spruce

This City Council Report will provide background information regarding the City approval of a land split application concerning the property located at 401 Silver Spruce.

SUMMARY

The property owner at 401 Silver Spruce submitted an application for a land split, seeking to split his single lot into two separate lots. City staff approved the application and the land split was recorded by the property owner.

OVERVIEW OF LAND SPLIT PROCESS AND ITS APPLICATION TO THIS PROPERTY

I. Authority for City Regulation of Lot Splits

Pursuant to the grant of authority by the State, the City has enacted regulations governing land splits, which are outlined in Division 11-20.100 of the Flagstaff City Code (the "Code"). The regulations state that the City will approve the land split application if: (1) the land split meets all zoning requirements within the specific zoning district in which it is located, including minimum lot area, lot depth, lot width and minimum access requirements, and (2) the land split does not result in a lot containing more dwelling units than are permitted by zoning regulations.¹ Planning staff also adheres to the Code to confirm that resulting lots will be developable. The Code does not contain any regulations pertaining to the shape of the lots created by a land split.

II. Notice and Public Participation

There is no requirement in State statute or the Code that notice be provided to the public before a land split application is approved or denied. In approving a land split application, City staff is limited to ensuring that the land split complies with the regulations outlined in the Code. So long as the application complies with City regulations, it is granted. Because there is no administrative discretion, public comment would be immaterial.

For similar reasons, the City's Public Participation Policy does not apply to land split applications.

III. Approval of Application for 401 Silver Spruce

The lot at issue is an interior lot located in the Single-Family Residential (R1) Zone. Interior lots (non-corner lots) in the R1 Zone must have a minimum area of 6,000 square

¹ City Code Section 11-20.100.040(B).

feet, a minimum depth of 100 feet, and a minimum width of 60 feet.² The width of the lot is measured at the front setback line,³ and there is no requirement that the entire lot have a minimum width of 60 feet or that a certain percentage of the lot be a minimum of 60 feet wide. So long as the lot is 60 feet or greater at the setback line, it meets the standards in the Code. It should be noted that prior to 2011, the minimum area requirement for lots in the R1 zone was 7,000 square feet. The minimum area was reduced to 6,000 square feet as part of the 2011 zoning code amendments. According to staff, that reduction was adopted to allow for higher-density housing in the R1 Zone (i.e., smaller homes on smaller lots) and infill development in Flagstaff with the intent of providing opportunities for additional dwelling units to help with the demand for housing.

In addition to the lot dimension requirements described above, buildings on R1 lots must have a minimum front setback of 15 feet and a 25-foot setback for parking, a minimum side setback of eight feet, and a minimum rear setback of 25 feet.⁴

According to the survey that was provided with the land split application, the new lot has an area of 6,020 square feet, is 109.75 feet deep, and is 69.96 feet wide at the front setback line. Thus, the application meets the lot dimension requirements. As mentioned above, the Code does not contain any regulations pertaining to the shape of the lots created by a land split. Although the lots created by the split are irregularly shaped, that does not provide grounds for denying the application.

The survey also shows that the front and rear setback requirements are met. With respect to the side setback requirement, however, the survey shows that the property line that separates the two lots is only five feet from the existing home on the land. This side setback was approved in error; the Zoning Code requires an eight-foot setback, which can be reduced to a six-foot setback through the minor modification process only if certain criteria are met. The applicant has been made aware of this error. However, because the application has already been approved and the new lots recorded, the City's ability to require any modifications may be limited.

Although the boundaries of the two lots created by the land split are different from the boundaries that are identified on the recorded plat for this subdivision, that does not trigger the need for a plat amendment.

IV. Appeals

The land split regulations in the Code state that the "subdivider may appeal a final action of the Director to the Planning Commission."⁵ There is no provision in the Code that allows for anyone other than the subdivider to appeal.

If you have any further questions, please do not hesitate to contact me.

² City Code Section 10-40.30.030.

³ City Code Section 10-40.30.030, Table C (Building Form), Footnote 10.

⁴ For single and two-story residences in the R1 zone, the structure may be built to 15 feet from the rear property line, provided that the portion of the structure located closer than 25 feet does not exceed 50% of the lot width.

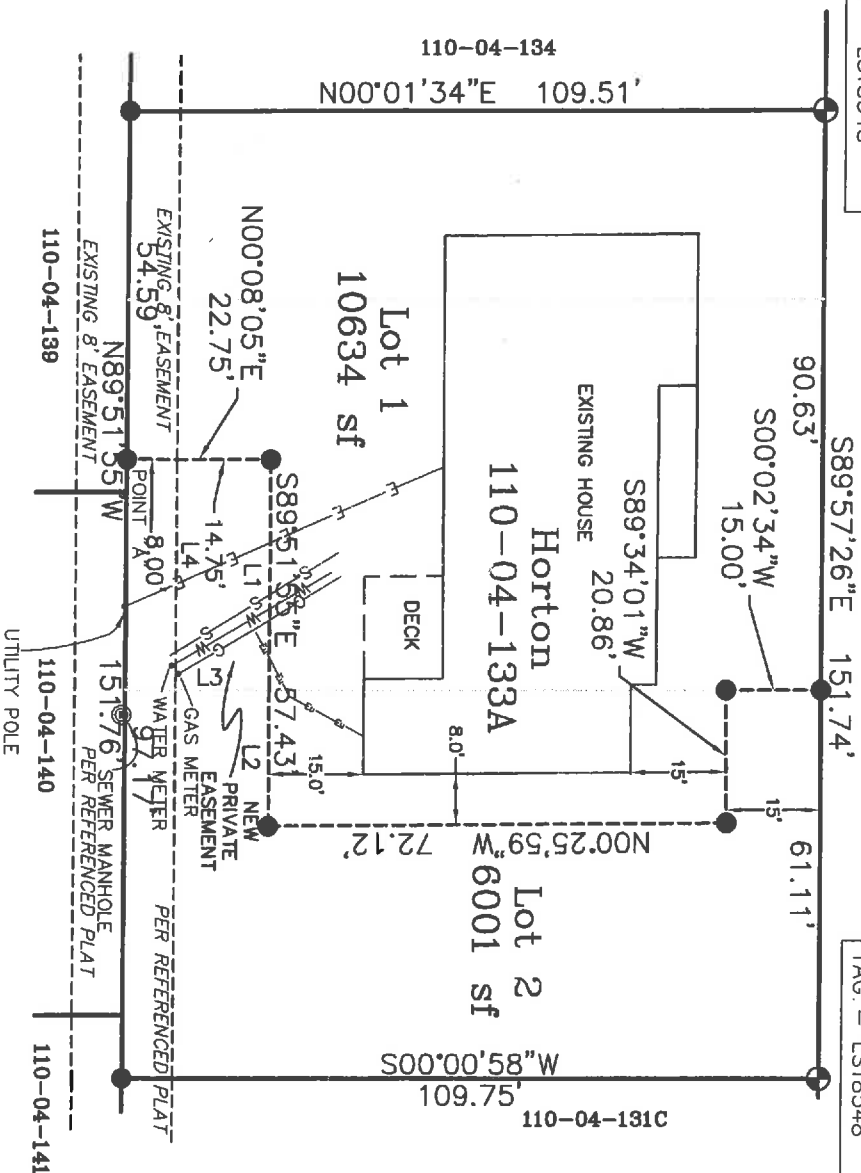
⁵ City Code Section 11-20.100.040(C)(2)(b).



FD. 1/2" REBAR
NO I.D. - ATTACHED
TAG - LS18548

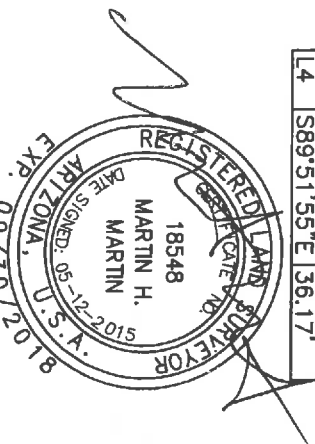
FD. BRIDGE SPIKE
NO I.D. - ATTACHED
TAG. - LS18548

SPRUC E AVE.



LINE	BEARING	DISTANCE
L1	N89°51'55"W	36.00'
L2	N89°51'55"W	21.43'
L3	S00°01'35"W	14.75'
L4	S89°51'55"E	36.17'

- FOUND POINT AS NOTED
- COMPUTED POINT –
NOTHING SET
- SET 1/2" REBAR/CAP
– LS18548



Results of Survey - Proposed

Combination/Re-Split
of a portion of Sec. 10
T21N R07E G&SRM
Coconino County, AZ
APN 110-04-133C & 133D
of Mt. Elden Park (Bk. 2 Pg. 38)

Dwg:16517\16517split_6ft.dwg

I STATE THAT THIS SURVEY
WAS PERFORMED UNDER MY
DIRECT SUPERVISION

MARTIN LAND SURVEYS, INC.
3528 N. Waker St. Flagstaff, AZ 86004
Date: 06/14/2016 Job No.

Date: 06/14/2016 Job No. 16-517

CITY OF FLAGSTAFF

STAFF SUMMARY REPORT

To: The Honorable Mayor and Council

From: Sara Dechter, AICP, Comprehensive Planning Manager

Date: 09/21/2016

Meeting Date: 09/27/2016



TITLE:

Public Hearing for Resolution No. 2016-31: A resolution of the Flagstaff City Council amending the Flagstaff Regional Plan 2030 by amending Chapter 3 to change the categories of Major Plan Amendments and establishing an effective date.

RECOMMENDED ACTION:

- 1) Open Public Hearing
- 2) Continue Public Hearing to _____

Executive Summary:

The purpose of the minor amendments to Chapter 3 is to ensure a fair and transparent public process for all plan amendments and specific plans. The amendments would achieve this by creating a clear description of which development applications and City projects will require a major or minor plan amendment, clarifying the role of specific plans, filling in information missing from the current chapter, and reorganizing information in a more logical sequence.

Staff has limited the scope of this minor amendment to the content of Chapter 3. Changes to other Plan chapters may be considered as part of the future work program.

Financial Impact:

There is no financial impact related to this resolution.

Connection to Council Goal and/or Regional Plan:

COUNCIL GOALS:

- 7) Continue to implement the Flagstaff Regional Plan and focus efforts on specific plans
- 8) Improve effectiveness of notification, communication, and engagement with residents, neighborhoods and businesses and about City services, programs, policies, projects and developments

REGIONAL PLAN:

Policy CC.1.3. Design development patterns to maintain the open character of rural areas, protect open lands, and protect and maintain sensitive environmental areas like mountains, canyons, and forested settings.

Policy LU.1.1. Plan for and support reinvestment within the existing city centers and neighborhoods for increased employment and quality of life.

Policy LU.1.6. Establish greater flexibility in development standards and processes to assist developers

in overcoming challenges posed by redevelopment and infill sites.

Policy NH.6.1. Promote quality redevelopment and infill projects that are contextual with surrounding neighborhoods. When planning for redevelopment, the needs of existing residents should be addressed as early as possible in the development process.

Goal ED.1. Create a healthy environment for business by ensuring transparent, expeditious, and predictable government processes.

Policy ED.1.2. Steadily improve access to easily understandable public information.

Has There Been Previous Council Decision on This:

No.

Options and Alternatives:

Major plan amendments are inherently rare. There have only been a handful since 2001, when the last Regional Plan was adopted. It is difficult to determine if the result of any change to major plan amendment categories would result in greater or fewer major plan amendments. The amendments proposed to Chapter 3 are intended to correct factual errors in some of the language, vague descriptions that make it difficult to understand the categories for amendments, incomplete information about the relationship of the Plan to other laws and regulations, and illogical gaps in the categories provided in the ratified Regional Plan.

Adopting this amendment will make the procedures for the Flagstaff Regional Plan 2030 more transparent and will provide a fair process that helps the public and the applicant. It will also ensure that major plan amendments are applied for projects with requests tied to alter the underlying assumptions and balance of the Future Growth Illustration.

Background/History:

City staff is proposing minor plan amendments to the Flagstaff Regional Plan 2030, Chapter 3 How the Plan Works, as described in the Regional Plan Annual Report 2015. The Flagstaff Regional Plan 2030 (Regional Plan) is the General Plan for the City of Flagstaff. The amendment includes several types of proposed changes:

1. Changes proposed to major plan amendment categories and criteria (with options for addressing changes from Rural to Suburban Area Types),
2. Clarifications regarding minor plan amendment categories and procedures,
3. Adopt a clear and legally accurate description of specific plans,
4. Clarifications about the role of the City Council, and
5. Non-substantive editorial changes to the Chapter.

The reasons for these proposed changes are because of factual errors in some of the language, vague descriptions that make it difficult to understand the categories for amendments, incomplete information about the relationship of the Plan to other laws and regulations, and illogical gaps in the categories provided in the ratified Regional Plan.

Key Considerations:

The key considerations for this decision is whether or not the proposed amendments to Chapter 3 will:

1. Provide for clear and effective implementation of the Flagstaff Regional Plan,
2. Accurately reflect the legal environment of plan implementation,
3. Promote a fair and predictable government process applicants, and
4. Give the community ample opportunity to participate in decisions regarding plan amendments of all types.

Community Involvement:

Consult - The Comprehensive Planning Manager met with individuals and groups that were involved in the development of the Regional Plan and asked about their thoughts on major plan amendments before developing a detailed proposal for the public to review. This early feedback influenced several criteria in the table, including making goals and policies a major plan amendment category.

Involve - Staff provided a traditional public review period and posted the sections that changed the most on the Flagstaff Community Forum for the public to comment on and share ideas about how the changes could be different or clearer.

Expanded Options and Alternatives:

Staff's original proposal for the Rural to Suburban category was to have all plan amendments in this category be minor, because conditions of approval cannot be as effectively enforced when attached to a plan amendment compared to a zoning case. Public comment since the Planning and Zoning Commission's review has been centered on this issue and staff is offering to City Council three options for consideration.

- Option A: Treat all changes from Rural to Suburban as minor amendments (original proposal).
- Option B: Keep current major plan amendment category of Rural to Suburban greater than 20 acres.
- Option C: Only require a major amendment for Rural to Suburban area type proposals more than ¼ mile from an activity center.

Attachments: [PowerPoint](#)
[Att. A Res 2016-31](#)
[Att. D](#)
[Att. E](#)
[Att. F](#)
[Att. G](#)
[Att. H](#)
[New Slides](#)



Minor Amendments to the Flagstaff Regional Plan, *Chapter 3: How This Plan Works*

September 20, 2016

Sara Dechter, AICP

Comprehensive Planning
Manager



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Introduction

- Chapter 3 is the nuts and bolts chapter of the Plan.
- Staff has proposed this amendment to clarify amendment categories, roles, & processes.
- Staff desires LESS discretion and need to make interpretations.



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Proposed Amendment

1. Changes to Major Plan Amendment Criteria
2. Clarifications regarding Minor Amendments
3. Clear and legally accurate description of Specific Plans
4. Clarification about roles and development processes
5. Non-substantive changes



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Amendment Criteria We covered last time

1a. No Change

- UGB
- Urban to Rural

1b. Minor to Major

- Goals and Policies/Amendment Criteria
- Special Districts
- Employment
- Parks/Open Space



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Summary of Issues (so far)



- Categories that fit the definition of major plan amendment but are currently not listed
- Minimize Bait and Switch and U-turns
- Close Special District and Parks/Open Space loopholes



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Amendment Criteria

We will cover tonight

1b. Minor to Major

- Activity Centers

1c. Uncertain

- Urban/Suburban Changes

1d. Major to Minor

- Rural/Suburban Changes
- Corridors and Great Streets

Footnote about Major Amendments
Exceptions for Specific Plans

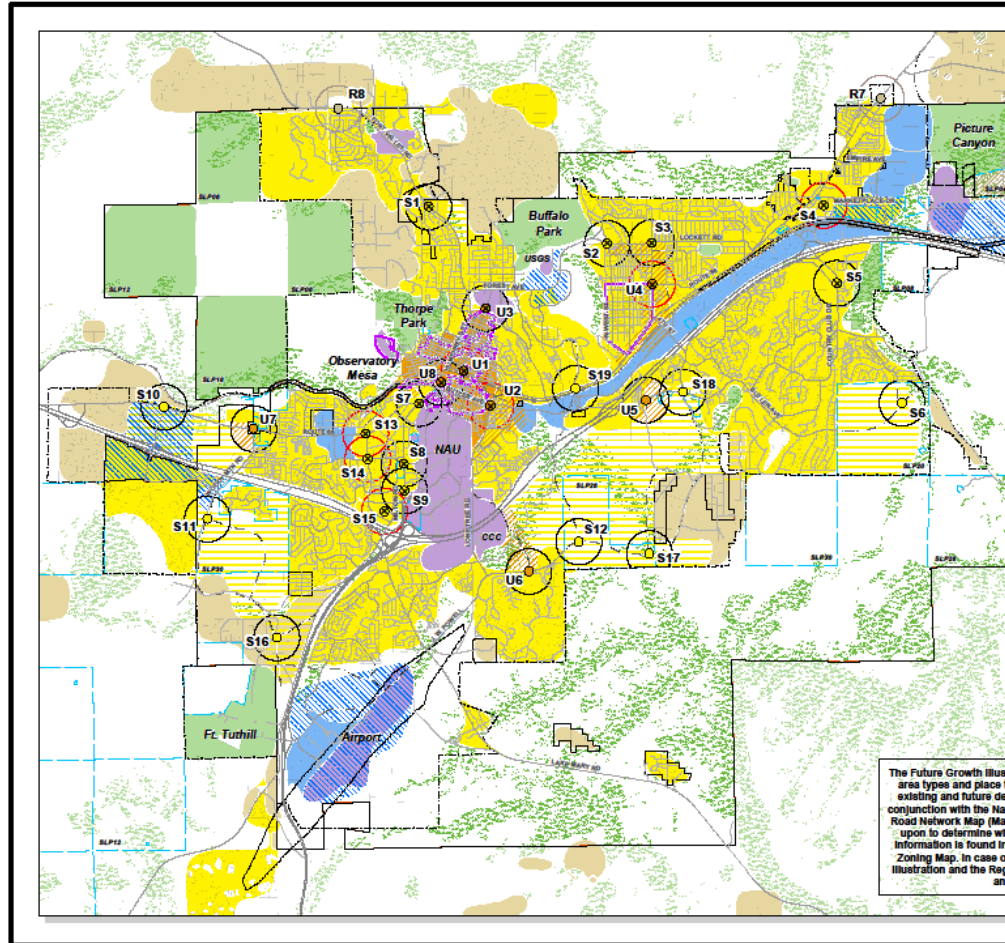


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Regional Plan Area and Place Types



AREA TYPES

Employment – BLUE

Urban – ORANGE

Suburban – YELLOW

Rural – TAN

Special District – PURPLE

Parks/Open Space – GREEN

PLACE TYPES

Activity Center – CIRCLE AND DOT

Corridor or Great Street – MAPS 25 and 12

Neighborhoods – ALL OTHER Urban, Suburban, Rural



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1b. Major Amendments Activity Centers

CURRENT

- Addition of a new activity center 

PROPOSED

- Addition or deletion of an activity center
- Moving the center of an activity center more than ½ mile from its original location.
- Reduction in the category of an activity center (urban to suburban, suburban to rural, or regional to neighborhood) without creating a proportional increase in the scale of an activity center elsewhere in the Flagstaff region.



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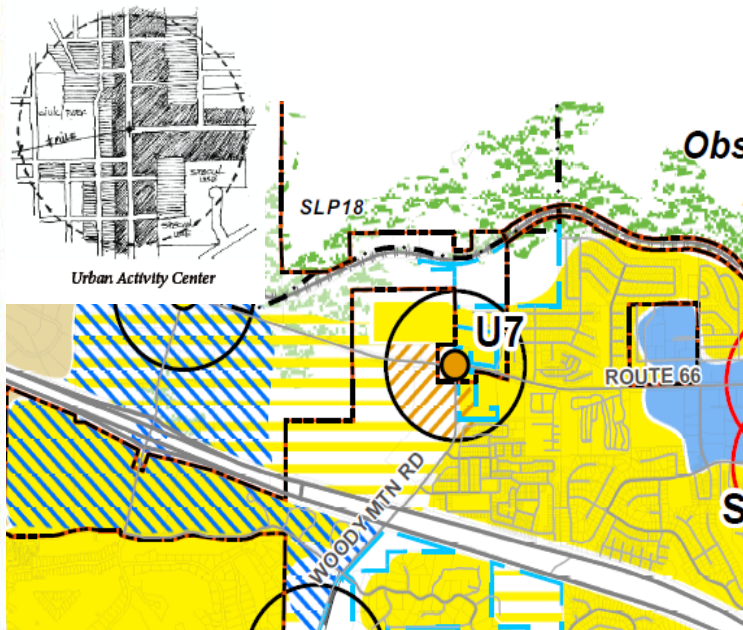
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1b. Major Amendments Activity Centers

Example 1: Deleting or Reducing the scale of an Activity Center



PROPOSED CRITERIA

- Addition or deletion of an activity center
- Reduction in the category of an activity center...

MAJOR AMENDMENT



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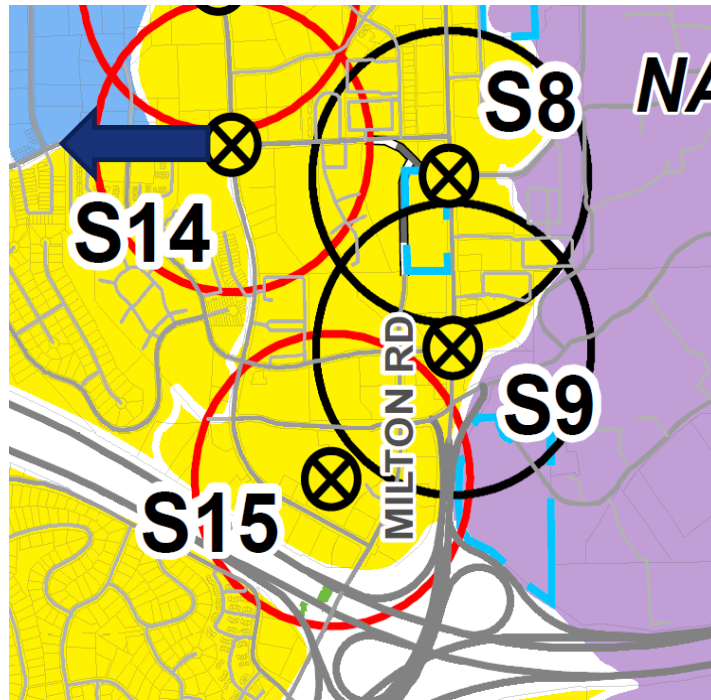
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1b. Major Amendments Activity Centers

Example 2: Moving an Activity Center



PROPOSED CRITERIA

Moving the center of an activity center more than ½ mile from its original location.

MINOR AMENDMENT



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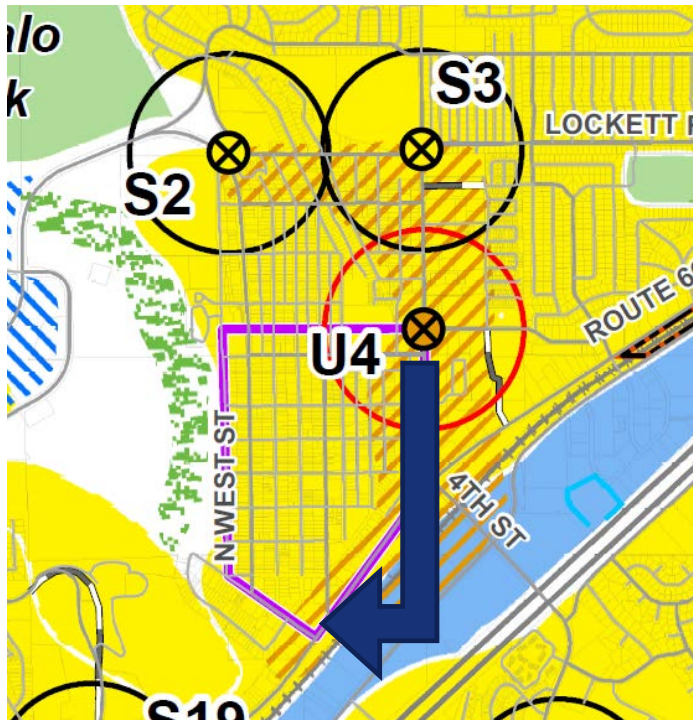
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1b. Major Amendments Activity Centers

Example 3: Moving an Activity Center



PROPOSED CRITERIA

Moving the center of an activity center more than ½ mile from its original location.

MAJOR AMENDMENT



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QUESTIONS?



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1c. Changes to Categories that would have Varied or Uncertain Outcomes



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1c. Major Amendments Urban/Suburban/Rural

Proposed Change to Area Types		
Protect employment areas	Any change to the boundaries of employment areas to urban, suburban, or rural area types	Any change from urban, suburban, or rural area types to employment area type
Expanding or changing the boundaries of one area type to another area type within the specified acreage thresholds	Urban to suburban greater than 10 acres	Urban to suburban less than or equal to 10 acres
	Urban to rural of any size	
	Suburban to urban greater than 10 acres	Suburban to urban less than or equal to 10 acres
	Missing Category	Suburban to rural less than or equal to 5 acres
	Rural to suburban greater than 20 acres	Rural to suburban less than or equal to 20 acres
	Rural to urban of any size	

In RLUTP, acre thresholds were 40, 60 and 80 acres.



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1c. Major Amendments Urban/Suburban/Rural

Most significant change proposed
to these categories

Why?

- Missing category
- Acre thresholds are arbitrary
- Acre thresholds are difficult to apply when the map is not parcel specific
- Area and Place types work together to determine the appropriate scale and context



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1c. Major Amendments Urban/Suburban/Rural CURRENT

- Urban to suburban greater than 10 acres
- Suburban to urban greater than 10 acres

Rural to suburban greater than 20 acres
Will address under 1d: Major to Minor



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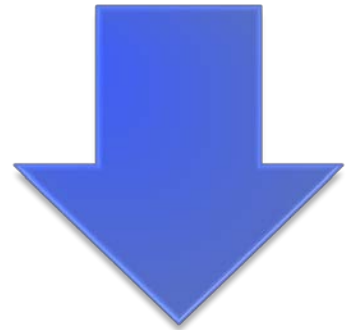




1c. Major Amendments Urban/Suburban/Rural

PROPOSED

- In **activity centers**, changes to area types that reduce the range of intensity, density and mix of uses, except where done to protect natural or cultural resources.



- In **neighborhoods and along commercial corridors**, more than ¼ mile from an activity center, changes from suburban to urban area types.



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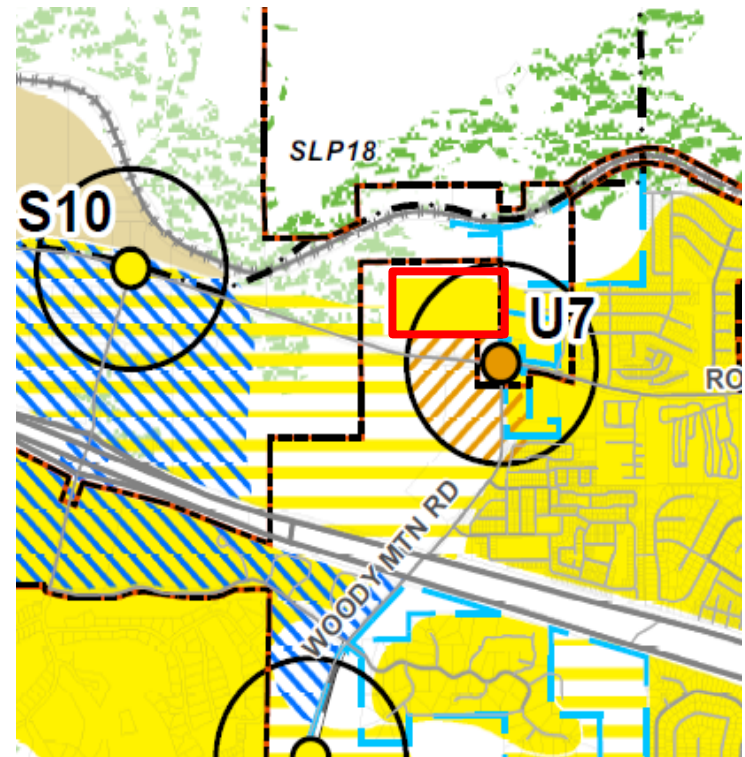
1c. Major Amendments Urban/Suburban

Example 1: Core Services Yard - Urban to Suburban in an Activity Center

Proposed Criteria

In activity centers, changes to area types that reduce the range of intensity, density and mix of uses, except where done to protect natural or cultural resources.

MAJOR AMENDMENT



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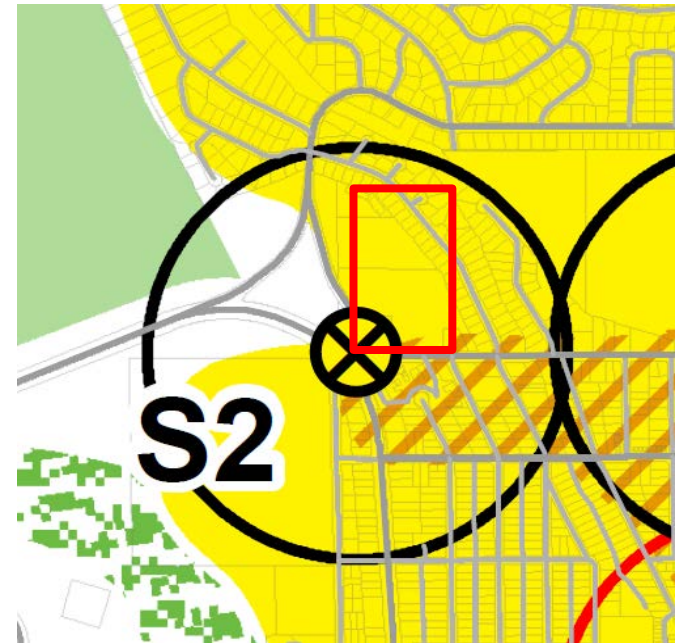
1c. Major Amendments Urban/Suburban

Example 2: Cedar and West St.
Suburban to Urban in an Activity Center

Proposed Criteria

In activity centers, changes to area types that reduce the range of intensity, density and mix of uses, except where done to protect natural or cultural resources.

MINOR AMENDMENT



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1c. Major Amendments Urban/Suburban

Urban Neighborhood Area-Place Type

URBAN NEIGHBORHOOD CHARACTERISTICS

Urban areas have a higher density of people, residences, jobs and activities; buildings are taller and close to the street; streets and sidewalks are in a grid pattern of relatively small blocks; the area is walkable and a variety of services and goods are available; served by public transportation and with various forms of shared parking (lots, garages, etc.) and street parking.

Existing Urban Area
*Symbol from Map 22



Future Urban Area
*Symbol from Map 22

Desired Pattern	Minimum 2 stories within a commercial core and on urban corridors
Block Size	300 X 300 to 300 x 600
Density Range	Minimum 8 units per acre. Increased density within the 1/4 mile pedestrian shed; exception for established Historic Districts.
Intensity	(FARs) of 0.5 +. Higher range of intensity within the commercial core of activity centers and corridors; exception for established Historic Districts.
Air Quality	Consider long-term impacts to air quality by proposed development. <i>Refer to Air Quality Goal E&C.1.</i>
Solar Access	Consider solar access for all development, allowing passive/active solar collection.



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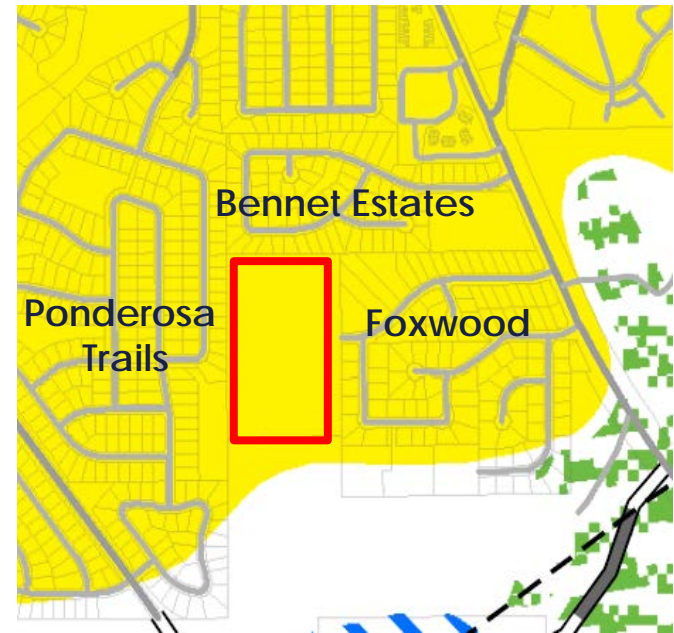
1c. Major Amendments Urban/Suburban

Example 3: Suburban to Urban in Neighborhood

Proposed Criteria

In neighborhoods and along commercial corridors, more than ¼ mile from an activity center, changes from suburban to urban area types.

MAJOR AMENDMENT



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QUESTIONS?



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1d. Current Major Amendment Categories proposed as Minor



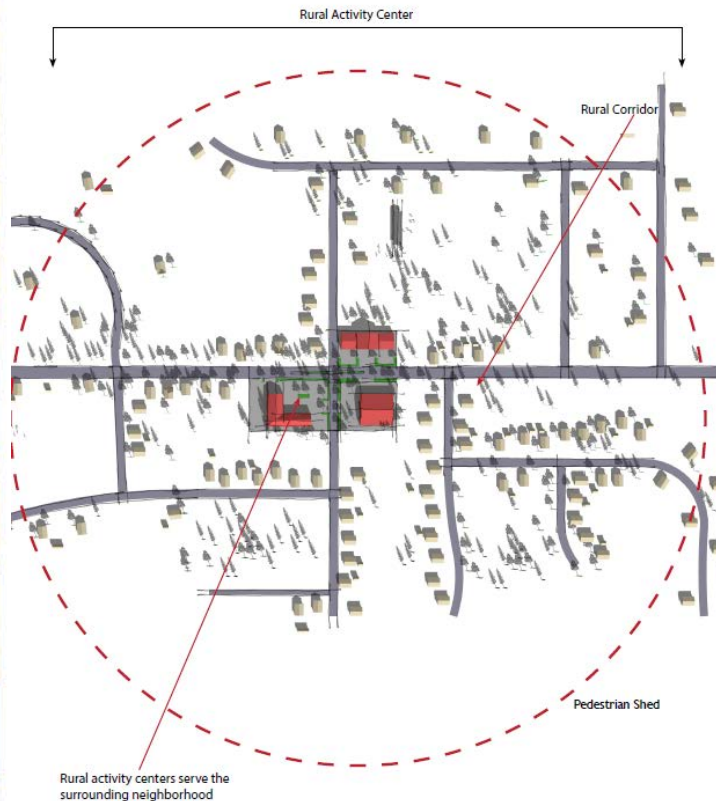
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1d. Major Amendments Rural to Suburban



CURRENT CRITERIA

Any change from Rural to Suburban more than 20 acres

MAJOR AMENDMENT

PROPOSED CRITERIA

In neighborhoods and along commercial corridors, more than ¼ mile from an activity center, changes from suburban to urban area types.

MINOR AMENDMENT

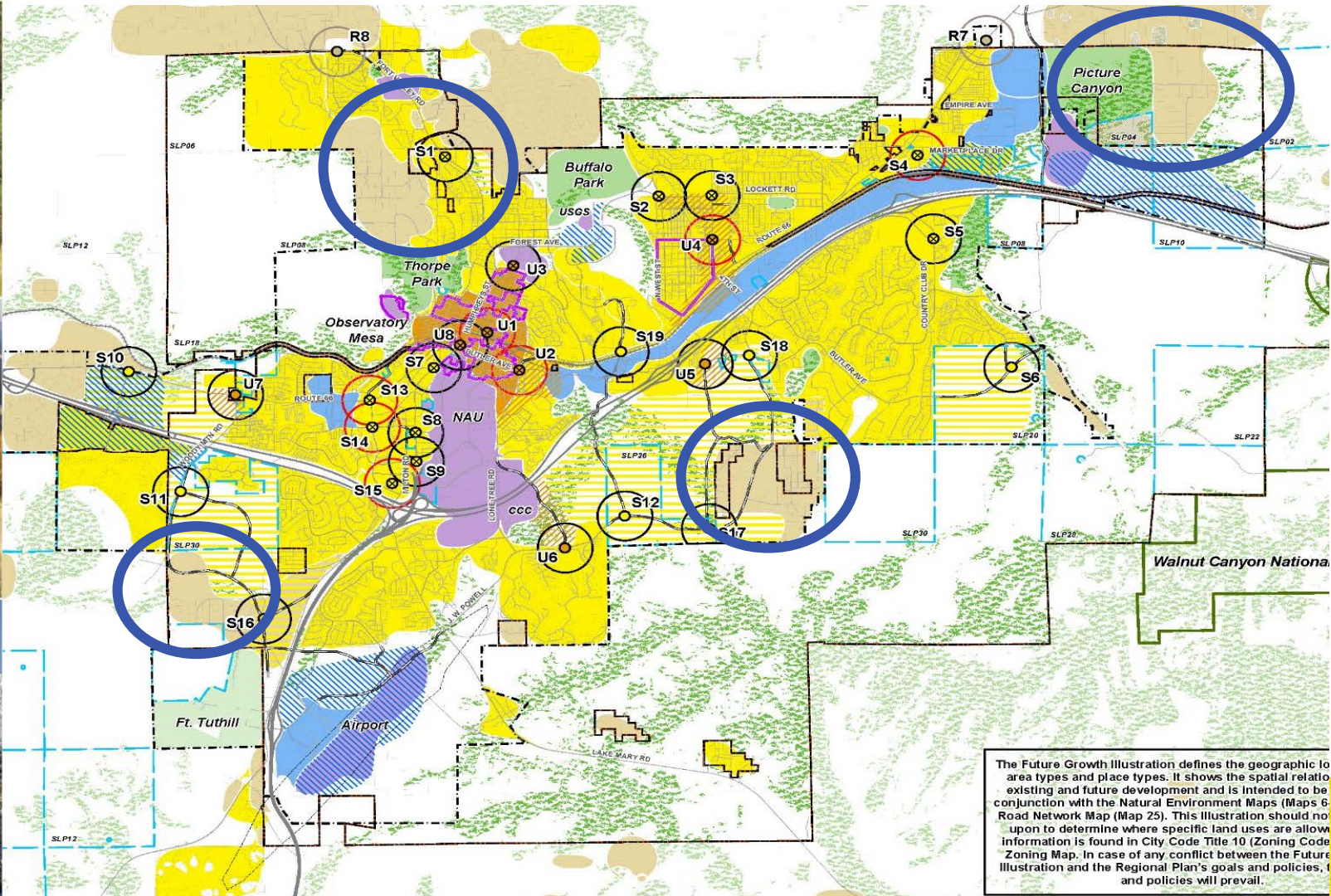


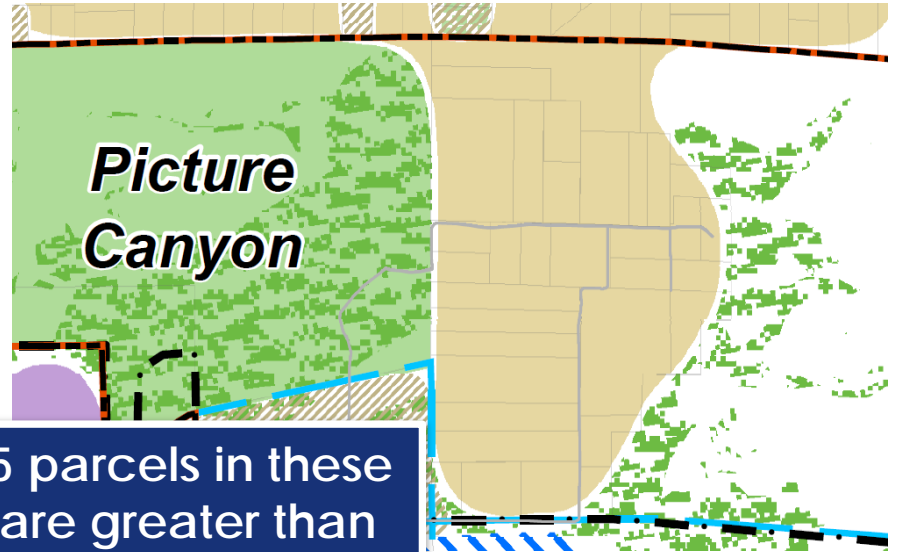
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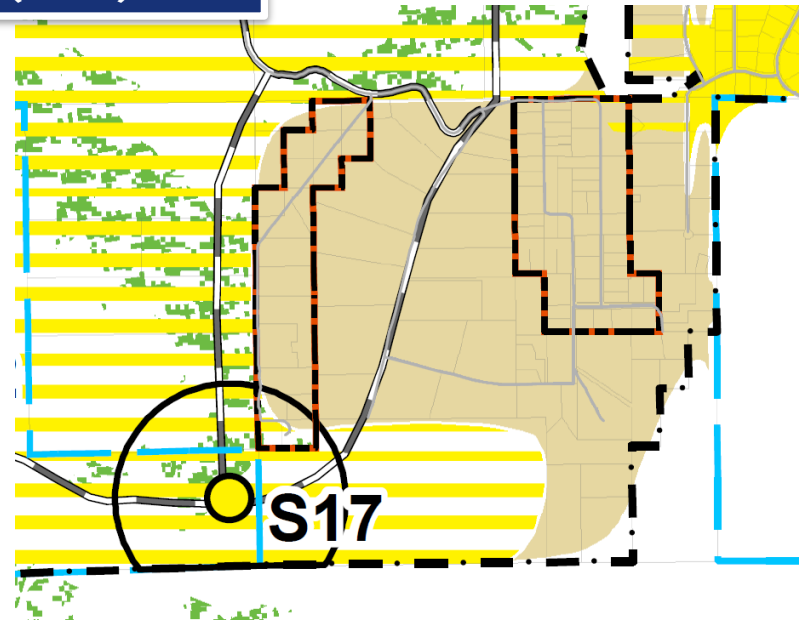
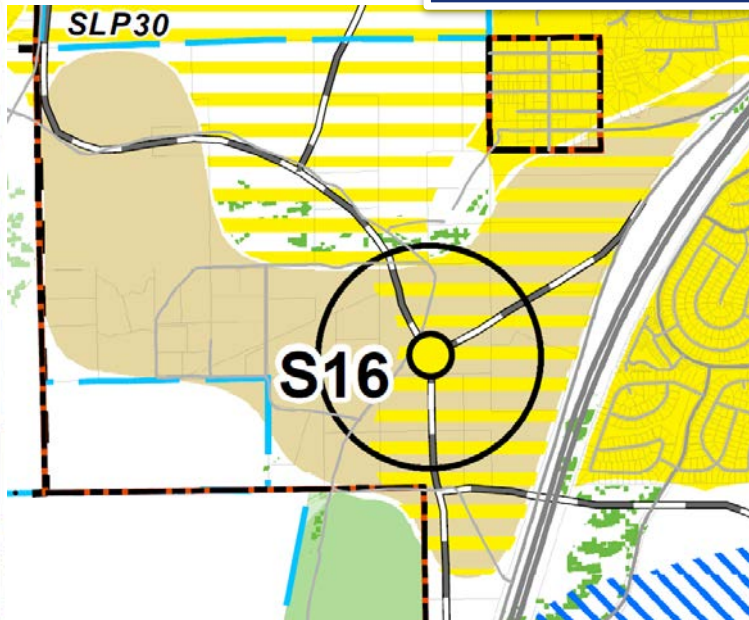


1d. Major Amendments Rural to Suburban





Only 15 parcels in these areas are greater than 20 acres. (~7%)



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1d. Major Amendments Rural to Suburban

Why did staff propose to make Rural to Suburban a Minor Amendment?

- As written, 93% of applications would be minor unless parcels are combined.
- Desired density for Suburban and Rural Neighborhoods have caps:
 - 0.2 to 1 units/acre in Rural
 - 2 to 10 units/acre in Suburban
 - 8+ units/acre in Urban
- Site Plan availability

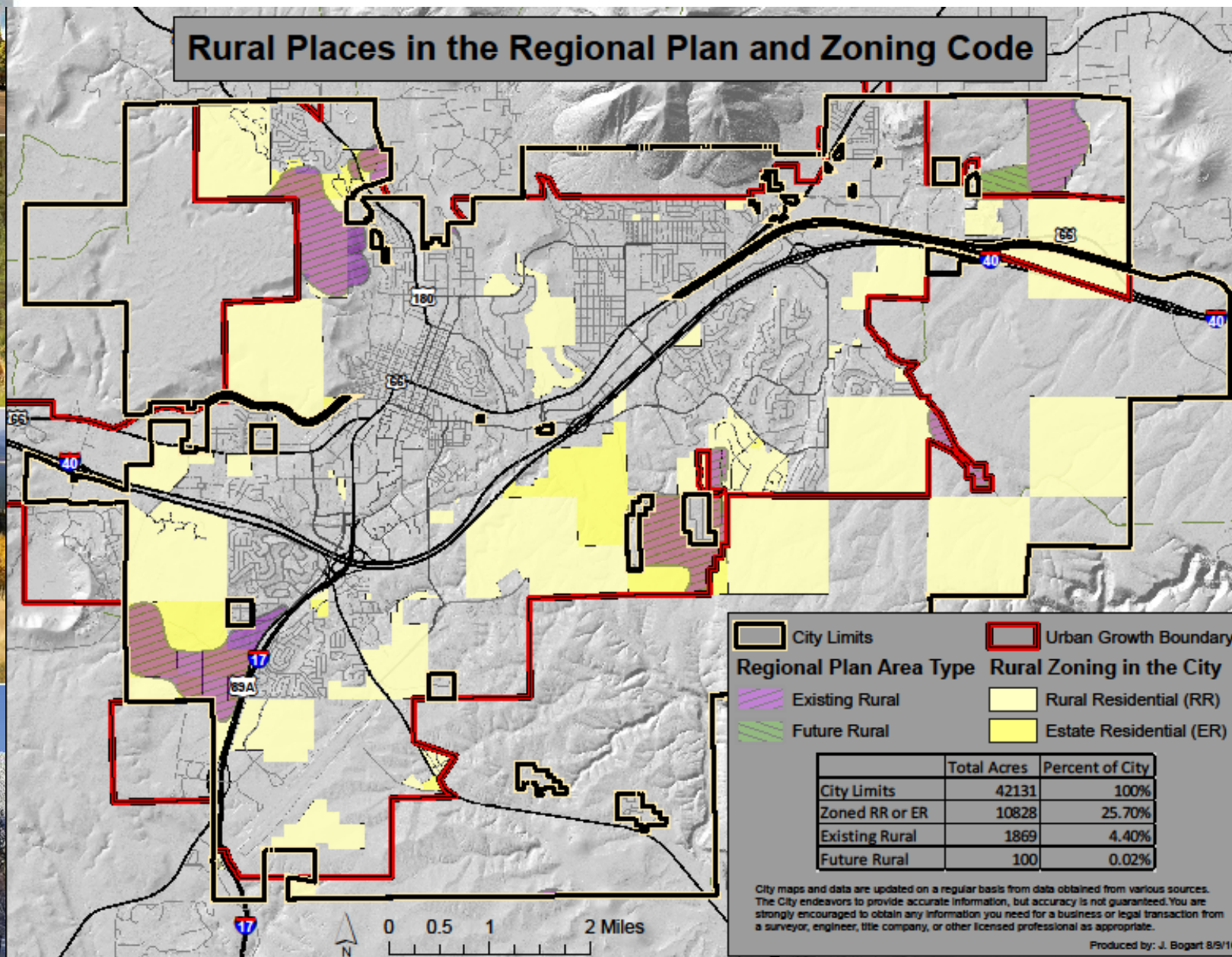


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Rural Zoning & Area Type





1d. Major Amendments Rural to Suburban

- **Option A:** Treat all changes from Rural to Suburban as minor amendments (original proposal)
- **Option B:** Keep current category.
- **Option C:** Only require a major amendment for Rural area types more than ¼ mile from an activity center



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1d. Major Amendments Rural to Suburban

OPTION B

Keep Current Criteria
for Major Category

- In activity centers, changes to area types that reduce the of intensity, density, and mix of uses³ except where done to protect natural or cultural resources.
- In neighborhoods and along commercial corridors more than 1/4 mile from an activity center, changes from suburban to urban area types.
- Rural to suburban greater than 20 acres

- Addition or deletion of an activity center

OPTION C

Integrate into Major Category
for Urban/Suburban/Rural

- In activity centers, changes to area types that reduce the of intensity, density, and mix of uses³ except where done to protect natural or cultural resources.
- In neighborhoods and along commercial corridors more than 1/4 mile from an activity center, changes from from rural to suburban or suburban to urban area types.

- Addition or deletion of an activity center

Staff recommends Options A or C



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1d. Major Amendments Rural to Suburban

OPTION A

Minor Amendments

- Conditions of Approval for Zoning
- More detailed plans
- Fewer public meetings/ shorter timeline



OPTION C

Major Amendments

- More public comment opportunities
- No Conditions of Approval
- Possibility of Bait-and-Switch

Staff recommends Options A or C



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QUESTIONS?



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1d. Major Amendments Corridors and Great Streets

CURRENT



- Any commercial activities proposed outside of the activity center and along a corridor that is not contiguous to the activity center.

- This category does not trigger a change to any map or text in the Flagstaff Regional Plan. It is essentially amending nothing.
- Can't ask applicants to pay for an amendment that doesn't amend the plan

BOTTOM LINE: Unenforceable



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1d. Major Amendments Corridors and Great Streets

CURRENT

- Addition of a corridor or great street; Specific Plan needed.
- Extension of a corridor or great street more than a 1/4 mile in length.



- Adding roads is an essential part of subdivisions and implementing the Regional Plan.
- Future areas and corridors to not represent complete street system that would meet our policies and Engineering Standards.
- Not every decision about new roads or extensions is made by a development application



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What's the Difference?

Major Amendment

- Big Picture
- Concept-level information about development of the site. No dedications or final routes for infrastructure.

Minor Amendment

- Details
- Specific information about traffic, infrastructure, land uses, natural environment, community character. Can be accompanied by dedications and a development agreement that addresses costs.

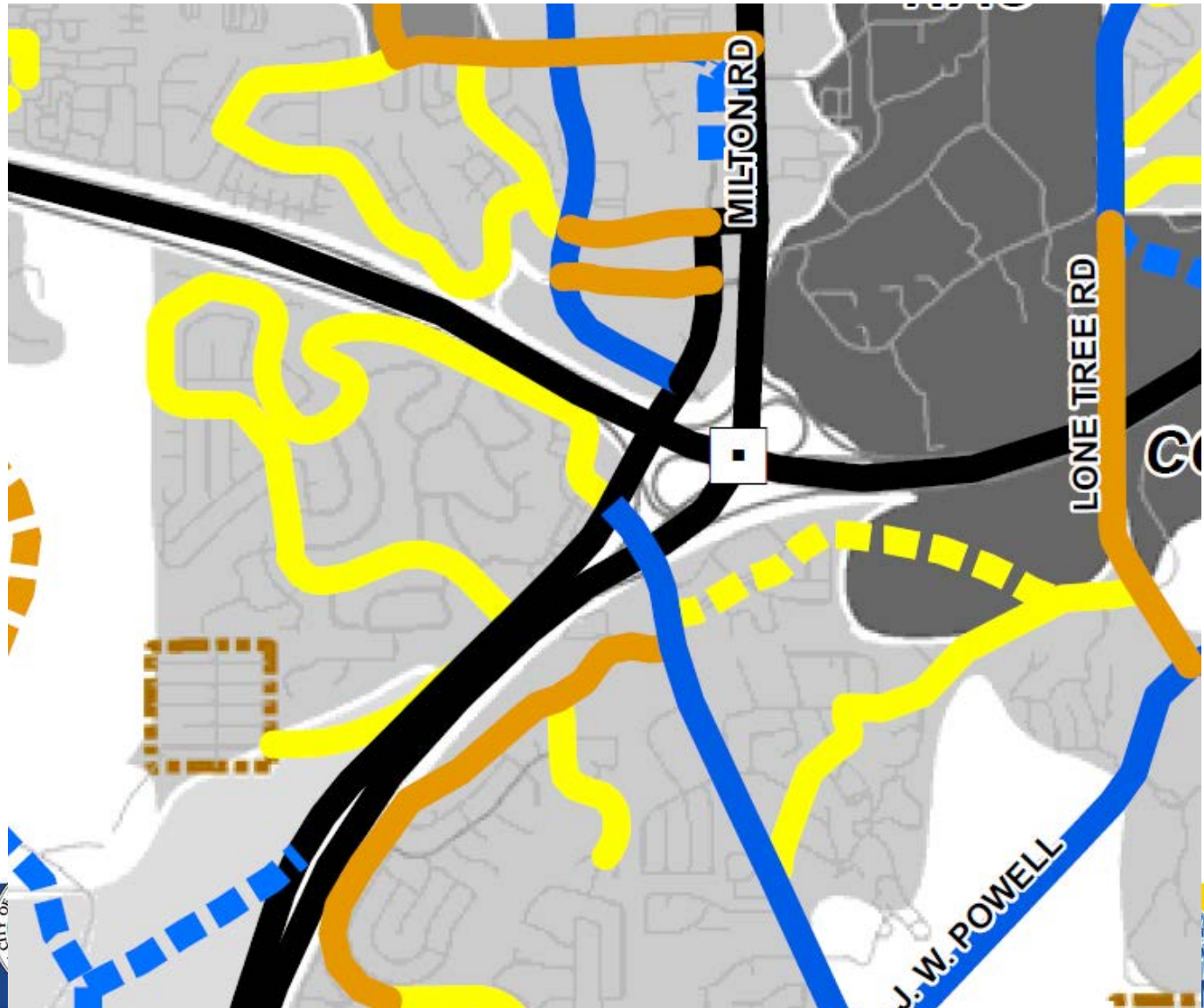


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1d. Major Amendments Corridors and Great Streets



1d. Major Amendments Corridors and Great Streets





1d. Major Amendments Corridors and Great Streets

Issues with current categories

1. Only addition/ no deletion category
2. New roads are common and necessary in newly subdivided areas
3. Land use and transportation were integrated at a Citywide scale through scenario planning models.
4. The need for a road may not be identified until later in the subdivision process or through a process outside of development review.



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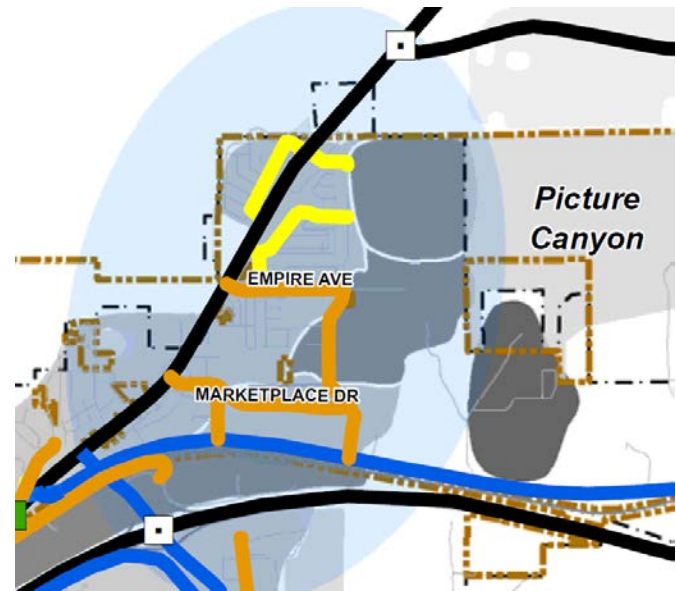


1d. Major Amendments Corridors and Great Streets

Issues with current categories

5. Commercial Activities category is an amendment with nothing to amend. No map or text would change in this scenario. It is a conformity issue.

6. The blue bubble areas show the need for roads but adding future road will require an amendment.



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1d. Major Amendments Corridors and Great Streets

PROPOSED

No major amendment categories specific to Corridors or Great Streets.

All amendments would be processed as minor amendments either with an application or part of the annual Regional Plan update.



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QUESTIONS?



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1. Major Amendments Exceptions for Specific Plans

1. This category excludes changes that are the result of a Specific Plan from the major amendment timeline

- Urban Growth Boundary
- Urban/Suburban/Rural Area Types
- Activity Centers
- Goals and Policies



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1. Major Amendments Exceptions for Specific Plans

ONLY EXEMPTED FROM ANNUAL TIMELINE

Even though Specific Plans are minor amendments,

- Title 11 required the Same Process for Public Notice and hearings as a Major
- Specific Plans usually have a longer and more involved timeline
- Still require a 2/3rds majority
- Specific Plans are comprehensive and have more analysis requirements.



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QUESTIONS?



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Summary of Issues

- Address categories that fit the definition of major plan amendment but are currently not listed
- Minimize Bait and Switch and U-turns
- Close Special District and Parks/Open Space loopholes
- Complete categories for activity centers



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Summary of Issues



- Address missing categories and arbitrary acre thresholds
- Make sure categories can be tied to plan content and are decisions that will be made by development applications
- Duplicative processes for Major Amendments and Specific Plans



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Next time....

2. Clarifications regarding Minor Amendments
3. Clear and legally accurate description of Specific Plans
4. Clarification about roles and development processes
5. Non-substantive changes



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Conclusions

- As a whole, the amendments proposed would increase the number of situations that require a major plan amendment.
- The amendments will resolve inconsistencies between other laws and the Regional Plan.
- Categories being made minor have localized impacts and ensure decisions made by any process are treated the same.



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QUESTIONS?



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RESOLUTION NO. 2016-31

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF FLAGSTAFF, ARIZONA AMENDING THE FLAGSTAFF REGIONAL PLAN 2030 BY AMENDING CHAPTER 3 TO MODIFY THE DESCRIPTIONS OF CRITERIA FOR MAJOR PLAN AMENDMENTS, ACCURATELY DEFINE THE ROLE OF SPECIFIC PLANS, AND COMPLETE MISSING INFORMATION AND ESTABLISHING AN EFFECTIVE DATE

RECITALS:

WHEREAS, the Flagstaff Regional Plan 2030 (the "Regional Plan") was adopted by the Mayor and Council of the City of Flagstaff (the "City Council") on January 14, 2014 and ratified by the qualified electors of the City of Flagstaff (the "City") on May 20, 2014; and

WHEREAS, City staff applied for a minor plan amendment to the Regional Plan to amend Chapter 3, titled "How this Plan Works" to modify the descriptions of criteria for major plan amendments, accurately define the role of Specific Plans, and complete missing information; and

WHEREAS, pursuant to section § 9-461.06, Arizona Revised Statutes, and the Regional Plan, the City has consulted with, advised and provided the opportunity for public comment on the proposed amendment to the Regional Plan; and

WHEREAS, pursuant to A.R.S. § 9-461.06 and the Regional Plan, the City Planning and Zoning Commission held a public hearing on the proposed Regional Plan amendment on May 25, 2016 and provided notice of such hearing in the manner required by A.R.S. § 9-461.06(E); and

WHEREAS, the Planning and Zoning Commission recommends the amendment after the required notice and hearing; and

WHEREAS, pursuant to A.R.S. § 9-461.06 and the Regional Plan, the City Council held a public hearing in the City Council Chambers on the proposed Regional Plan amendment on September 6, 2016 and provided notice of such hearing by publication of said notice in the manner required by A.R.S. § 9-461.06(E); and

WHEREAS, the City Council finds and determines that (i) proper notice of the proposed Regional Plan amendment has been given in a manner required by A.R.S. § 9-461.06, and (ii) that each of the required publications have been made in the *Arizona Daily Sun*, a newspaper of general circulation within the City; and

WHEREAS, the amendments to Chapter 3 accurately reflect the Arizona Revised Statutes requirements for major and minor plan amendments and Specific Plans;

WHEREAS, the City Council desires to amend Chapter 3 of the Regional Plan to modify the descriptions of criteria for major plan amendments, accurately define the role of Specific Plans, and complete missing information.

ENACTMENTS:

NOW, THEREFORE, IT IS RESOLVED BY THE COUNCIL OF THE CITY OF FLAGSTAFF AS FOLLOWS:

SECTION 1. That Chapter 3 of the Regional Plan is hereby amended to modify the descriptions of criteria for major plan amendments, accurately define the role of Specific Plans, and complete missing information, as indicated in the attached **Exhibit A**.

SECTION 2. That the Mayor, the City Manager, the City Clerk and the City Attorney are hereby authorized to take all steps necessary to carry out the purpose and intent of this Resolution.

SECTION 3. This resolution shall become effective thirty (30) days following adoption by the City Council.

PASSED AND ADOPTED by the City Council of the City of Flagstaff this 6th day of September, 2016.

MAYOR

ATTEST:

CITY CLERK

APPROVED AS TO FORM:

CITY ATTORNEY

Options for Plan Amendments for Changes from Rural to Suburban Area Types

Background

The Rural Area Type makes up 4.4% of the area within the City Limits on the Regional Plan's Future Growth Illustration (See Map for details). Currently, about 20% of the City is zoned for Rural Residential (RR) or Estate Residential (ER), which are the similar Zoning Districts. So the Regional Plan already calls for over 80% of areas that currently have a Rural zoning category (i.e. RR and ER) to convert to Suburban or Urban landscapes if Flagstaff is built out according to the Future Growth Illustration

The remaining 4.4% "Rural" landscape is primarily located in areas at the edge of the City, near County islands, or in areas that are difficult to serve with water and sewer. However, infrastructure improvements on adjacent properties may eventually make those areas more attractive or feasible for Suburban development. For example, the J.W. Powell improvements may make the Rural Area Type on the southeast side of Flagstaff more attractive to be purchased for Suburban neighborhood development at some point in time. So a request to change from Rural to Suburban area type is not imminent but is certainly a possibility that should be considered in setting criteria for major plan amendments.

Options

There are pros and cons to how changes from Rural to Suburban are treated (Summarized below and explained in more detail in Attachment D). Council may select an option for inclusion in the final amendment.

Option A: Treat all changes from Rural to Suburban as minor amendments (original proposal)

In the current Regional Plan, there is a major plan amendment category for "Rural to Suburban greater than 20 acres." In reviewing the categories originally, staff proposed that changes from Rural to Suburban be made a minor amendment. This was proposed because:

- Suburban Neighborhoods in the Regional Plan have a maximum density of 10 dwelling units per acre, unlike the Urban Neighborhood characteristics, which have no maximum density.
- Minor amendments will be accompanied by a precise zoning request and likely a site plan, so conditions of approval can be effectively attached to the zoning request. This would prevent someone from proposing single family homes in their major plan amendment request and then 3 years later proposing a medium density apartment building in their zoning request.
- The requirements for notification of surrounding properties and HOAs is the same for major and minor plan amendments.

One downside of Option A is that minor plan amendments do require fewer public meetings but the application requires more detail and the decision is easier to enforce. Another potential downside is that the public may perceive "minor" amendments as less important. They may therefore fly under the radar for some residents.

Option B: Keep current category.

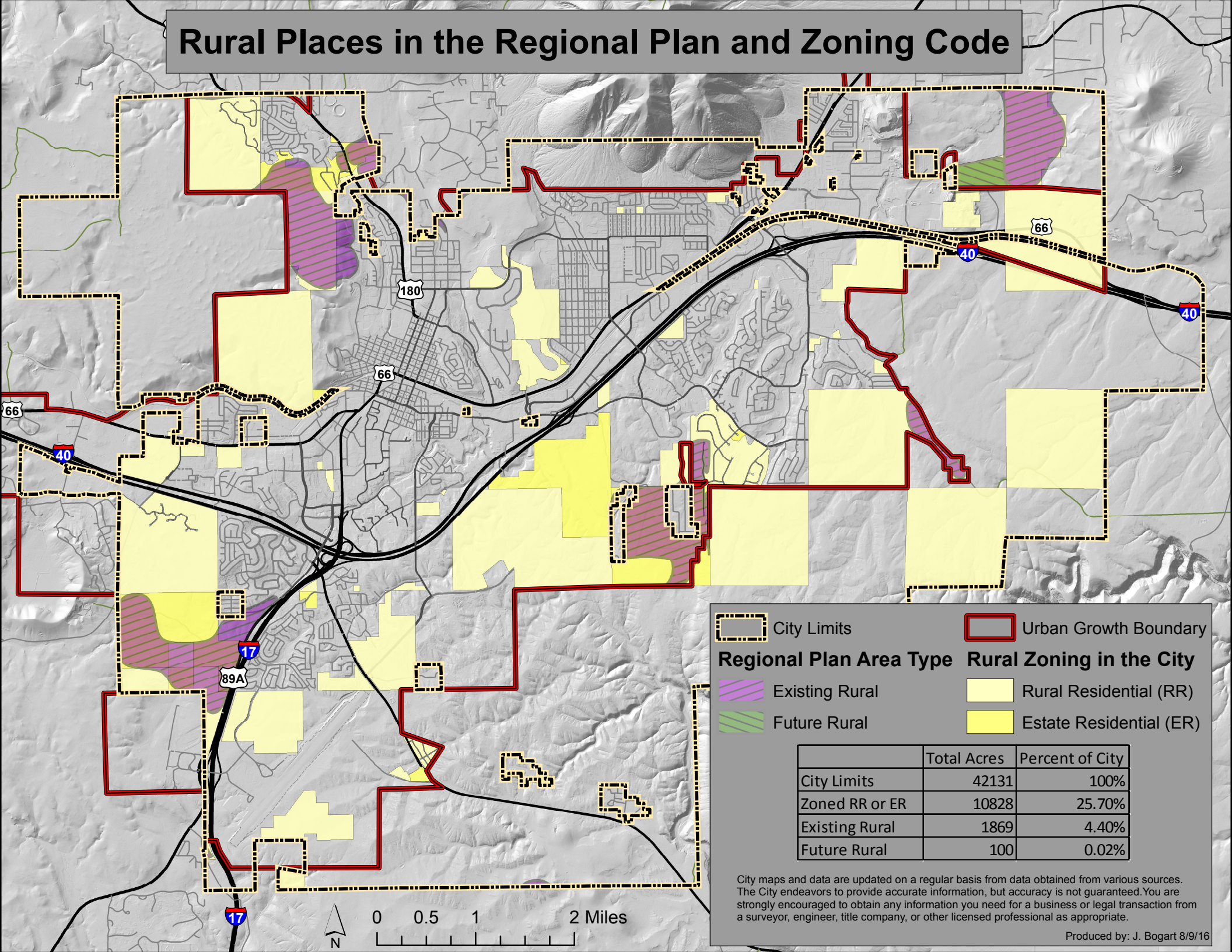
If we were to retain the current category for Rural to Suburban Area Types, it would be the only category with an acre limit. Under Option B, amendments with 19 acres would still be large enough to impact rural character but would not be treated the same as a 20 acres proposal. Option B would create an arbitrary threshold between proposals that staff does not support.

Option C: Require a major amendment for changes from Rural to Suburban Area Types more than ¼ mile from an activity center

Option C would provide the greatest protection for the Rural Area Types. It would guarantee the most public involvement for Rural Areas in the Plan. Option C and would separate the plan amendment and the zoning request, which vests of property rights and allows the City to request conditions of approval that can effectively tie the development to the plan amendment. Option C would increase the amount of time and costs for submitting rezoning applications in these areas because of the additional year needed to process a major plan amendment. Option C could not guarantee that major plan amendment proposals are similar to their zoning requests as described for Option A.

Recommendation: Staff supports either Option A or Option C. Staff does not support Option B because of the arbitrary threshold between proposals that it would create.

Rural Places in the Regional Plan and Zoning Code



City Limits Urban Growth Boundary

Regional Plan Area Type **Rural Zoning in the City**

Existing Rural Rural Residential (RR)

Future Rural Estate Residential (ER)

	Total Acres	Percent of City
City Limits	42131	100%
Zoned RR or ER	10828	25.70%
Existing Rural	1869	4.40%
Future Rural	100	0.02%

City maps and data are updated on a regular basis from data obtained from various sources. The City endeavors to provide accurate information, but accuracy is not guaranteed. You are strongly encouraged to obtain any information you need for a business or legal transaction from a surveyor, engineer, title company, or other licensed professional as appropriate.

CHAPTER 3 AMENDMENT - PUBLIC PARTICIPATION PLAN

March 24, 2016

PURPOSE

A Public Participation Plan will provide a clear and comprehensive summary of all public participation opportunities and notification procedures required for the Chapter 3 Text Amendment.

PROPERTY OWNERS AND NOTIFICATION

The update of Chapter 3 does not impact any particular property; therefore, the requirement to notify property owners within 300 feet does not apply to this amendment. Instead, notification of the general public will take several forms:

- One-on-one and small group meetings to inform the public and seek early feedback
- Press releases for open house and hearings.
- Notification of the Regional Plan email list (approx. 340 recipients) prior to all meetings.
- Notification on the Flagstaff Regional Plan 2030 Facebook page prior to all meetings. Posts for Open House and Hearings will be cross-listed on other City social media and paid for promotions.
- Staff will develop a project webpage and check that it comes up in relevant search engines.
- Flyers for the open house on community bulletin boards around town.
- Posters for the open house in City Hall, libraries, and the Aquaplex
- Legal notices for public hearings.

MEETINGS OVERVIEW

In lieu of a neighborhood meeting, staff will hold a community-wide open house at City Hall on April 7th. The open house will provide an opportunity for the public to review the proposed revised amendment table and related text changes.

Prior to and after the open house, Comprehensive Planning staff will meet with several community groups to inform them of the proposed changes to the amendment table and text edits in Chapter 3. Community feedback gathered from these discussions will be reported back to the core team and presented at all public hearings. A calendar showing all community outreach is attached (Appendix A).

The Planning and Zoning commission will have an initial briefing on the plan amendment on January 27, 2016. There second briefing will be a work session to review the proposed draft on April 6, 2016. There will also be a Citizen's Review Meeting held during a working session with the Planning and Zoning Commission prior to the required public hearing.

The required Planning and Zoning Commission and City Council hearings will be held at City Hall approximately in May and June.

ONLINE PUBLIC INVOLVEMENT

Staff will post the draft proposal and a topic on the Flagstaff Community Forum during the 30 day comment period. Results of the online forum topic will be provided to the Planning Director in a report at least 15 days prior to the Citizen Review Session.

MEETING SCHEDULE

Meeting 1: Initial Briefing to the Planning and Zoning Commission

January 27, 2016 6pm at Flagstaff Aquaplex

Meeting 2: Review of the Draft Proposal with the Planning and Zoning Commission

April 6, 2016 4pm at City Hall

Meeting 2: Open House, City Hall, 2 hours

April 7, 2016 4:30pm to 6:30pm at City Hall

The Comprehensive Planning Manager will consolidate the questions/comments heard at the open house meeting into a FAQ document that will be posted to the project's webpage and distributed to the email distribution list.

Meeting 3: Citizen's Review Work Session at Planning & Zoning Commission

May 2016, TBD


The citizen review work session shall be held at a work session of the Planning Commission scheduled not less than five days and no more than 14 days prior to the public hearing at the Planning Commission for the consideration of the proposed map and text amendments. Landowners and other citizens potentially affected by the proposed text amendment shall have an opportunity to address the Planning Commission on the proposal.

At least 15 days before the Citizen's Review Session, the final proposal shall also be posted on the City's website.

METHODS TO KEEP THE DIRECTOR INFORMED

The Director will be notified immediately if there is any change in the location, date or format of the meetings. The results will be provided in a Record of Proceedings, as provided by City Title 11-10.10.020.

Evidence of Plan Approval

X 

Dan Folke, AICP
Planning Director



Chapter 3 Regional Plan Amendment – Public Comment & Open House

Comprehensive Planning staff identified the need for clarifications and revisions to the Regional Plan's Chapter 3 – How This Plan Works. Specifically, revisions are required for a table used to determine if an application requires a major or minor plan amendment. Currently a public review period of the proposed changes is being held and will close on Friday, April 15, 2016. In addition to sending comments to the City through traditional methods, there is a new way for residents to comment on the Flagstaff Community Forum, using the new Digital Commenter. The Digital Commenter allows you to post your comments on a draft PDF and respond to comments from other citizens, so please share your thoughts online at www.flagstaff.az.gov/fcf by Friday, April 15.

The City will also host an Open House on the proposed plan amendment on Thursday, April 7, 2016 from 4:30 pm to 6:30 pm in the Council conference room.

You can download the draft amendment and find information about upcoming meetings at: <http://tinyurl.com/planamendments>. To be added to a Flagstaff Regional Plan notification email list, or to submit written comments about the proposed amendment, contact Sara Dechter, the City's Comprehensive Planning Manager at: sdechter@flagstaffaz.gov or (928) 213-2631.

Comments from Chapter 3 Minor Plan Amendment - 30 day review

Topic	Comment	Response
General	Please add a language definition everywhere a map is referenced, i.e., Map 25 (Road Network Illustration). People will not have map definitions memorized especially if one only references the document sporadically.	
General	there are basic spelling and grammatical errors	These will be corrected in the final between Planning and Zoning and City Council Review.
Neighborhood preservation	Where activity centers are defined next to, or part of a neighborhood, the neighborhood should be involved in the process	Requirements for notification of rezoning, annexation and plan amendment requests ensure that nearby residents are involved in the process. We have added a criteria related to the neighborhood area type.
Neighborhood preservation	I agree generally. I think there needs to be greater protections for neighborhoods. Development proposals visa-vis neighborhood protections feels very lopsided toward development proposals.	We have added a criteria related to the neighborhood area type.
Page III-11	I find it interesting that the proposed distinctions protect a minimum amount of resource space against reduction, but also require a minimum amount of human density. I suppose resource space is a horizontal planning issue, protecting edges and boundaries, but human density has a vertical component that does not necessarily work against resource space, though it requires the consideration of buildings with more bulk and scale. I am not sure the Citizens want bulk and scale everywhere. On the whole I recommend a re-write.	This comment summarizes the issue well. In order to meet the City's estimated demand for future growth and protection of open space, vertical mixed use is a necessary component. The plan does not call for increased density and intensity everywhere, only in activity centers and along corridors. The problem is that the City has zoning that allows activity center intensity and density in large areas outside of our designated activity centers. While the city can't force a property owner to build below their current entitlements, we can incentivize context appropriate scale and not create unnecessary barriers to neighborhood compatibility for those property owners who may wish to rezone to a lower intensity and density in the right locations.

Comments from Chapter 3 Minor Plan Amendment - 30 day review

Topic	Comment	Response
Page III-8 Specific Plans	There needs to be a sunset time for when a specific plan needs to be revisited. For example the McMillan Plan was about 15 years old and out of date by the time real development was possible. Times Changes things.	A good comment but outside the scope of this amendment. The place to make changes to procedures and content of specific plans is in Title 11 of the City Code. This is in the work program for the Comprehensive Planning staff within the next 2 years.
Page III-8 Specific Plans	New specific plans may 'clarify' but also must meet the goals and policies. That cannot be restated enough.	Language was removed
Page III-8 Specific Plans	Special Area Plans and studies should be given very high weight in conjunction with the regional plan for conformance unless Council specifically rejected them at the time of completion. This is because with staff or council changes something completely worthy of all the protocol and input can slip by without formal approval. Their value, if done correctly, reflects the areas desire no less.	Language was changed to reflect that even though they cannot be used for findings of conformance that they reflect the community desires unless specifically rejected.
Page III-8 Specific Plans	...the proposed new Special Area Studies section...creates more rather than less confusion. This language gives the example of the 2005 Southside Plan to indicate that, on the one hand such a plan exists, while on the other hand it wasn't adopted--on the one hand, much effort on the part of citizens and staff was spent creating it, on the other hand staff is free to disregard it despite the progress it <u>did</u> make through the system.... as it appears the city will not be undertaking a new Southside Plan in the foreseeable future, it seems especially pointed to dismiss what we do have, though imperfect	Staff rewrote the section to simplify and to recognize that the studies has value even if they cannot be used in conformance analysis. Appendix A was also reorganized to demonstrate which plans have been adopted in what ways.

Topic	Comment	Response
Page III-8 Specific Plans	Explain what a specific plan is up front and explain the differences more clearly and simply.	Staff reorganized this section of the chapter and made it brief based on other comments but incorporated Title 11 by reference. Title 11 is the appropriate place to outline the purpose, content and procedures for Specific Plans.
Page III-8 Specific Plans	The language is unclear because there is more to the story than, "The Flagstaff Regional Plan cannot supersede specific plans adopted by ordinance." For example, my understanding is that only portions of the ordinance-adopted specific plan (goals and policies) cannot be superseded. But there are other portions of specific plans which are advisory only. This needs to be made explicitly clear! This chapter must be able to stand on it own two feet; where required it needs specificity not just simplicity.	Good point. We'll clarify that each specific plan provides guidance on how to interpret it. There are everything from standards to aspirational statements in these documents.
Page III-8 Specific Plans	The new language doesn't so much make it more clear as cover itself regarding the Southside 2005 Plan. The current language in the FRP assigns value to that plan, which it should since it was an important citizen effort. This new language takes a roundabout path toward discrediting the report entirely for not having been adopted. As I understand, since the Southside Plan would be the next specific plan to be re-written, why not leave it as is? The SSP may be outdated but outlines the shared vision for the area quite accurately. Now, with inappropriate development pressing on the area, would be a very poor time to change this language.	The 2005 Southside Plan was not adopted as a specific plan. Regardless of what the current plan says, State law does not allow for it to be considered equally to the Regional Plan or an adopted specific plan because it cannot be used in a finding of conformance. That does not discredit the document as a valuable resource that captures the values and aspirations of the community at the time. Updating the plan and seeing it brought forward for adoption is an important future project for the Comprehensive Planning program. There have now been two development cases where the current language lead to misleading expectations and it is therefore important to replace the oversimplified language. Because the status of a plan can change over time, staff has removed the specific examples from the Chapter 3 text and included them in Appendix A.

Comments from Chapter 3 Minor Plan Amendment - 30 day review

Topic	Comment	Response
Page III-8 Specific Plans	the explanation of plans adopted by ordinance, by resolution, or commissioned but not officially adopted, or amended but only by the City, is generally confusing. I understand the distinctions because I have the deep background. But do these paragraphs need to be said at all? The language is not clarifying	Specific Plans are an essential tool in plan implementations. They do need to be described accurately in this chapter. Staff will refine the section to make it simpler and easier to understand.
Overall direction	It is clear from the development of the HUB that the regional plan and city zoning codes aren't working. We should quit hiring California people to tell us how we want our City to be. Flagstaff looks more and more like CA all the time, due to this misguided approach. If we are going to let the HUB proceed, we should just scrap the entire planning process, cuz it ain't working.	Not relevant to the proposal
Page III-10	The process for major and minor plan amendments needs to be defined. For example, major plan amendments require 15 public comment periods, over a 3 year time period, etc. I am being facetious but I hope you see my point - need to understand the procedural differences between the two type of amendments.	The process is defined in detail in Title 11 of the City Code. We will add a call out box that provides some basic information but defers to the City Code for details.

Topic	Comment	Response
Page III-10	At this point, my confidence that the Plan will be interpreted and applied as the Regional Plan Citizen Advisory Committee (CAC) and voters intended is low. As such, the proposed text about ALL types of amendments not listed as major are minor does not sit well. I think absolutes like ALL can be problematic. I fear design arounds to a proposal that would have triggered a major plan amendment, but with a slight tweak, now "downgrades" it to a minor amendment with less public input. My interpretation may be way off, but that is part of my point, the process needs to be explicit and clear so there is no opportunity for misinterpretation.	We made some additions to this paragraph to clarify. There is no legal way to make administrative changes to the Regional Plan. So the statement that any amendment that is not major is minor is actually an accurate description of the current condition. Once the City establishes categories for major plan amendments they cannot make ad hoc decisions that upgrade minor amendments to major. To add a new category, the plan must be amended. The current table listed some types of minor plan amendments but not all and as a result was confusing for applicants. If someone proposed a project that needed to amend the plan but was not listed in the current table, the City would still require a minor amendment.
Page III-10 and 12 Future v. existing area types	The section, "Minor Amendments to Other Maps and Plan Content," is very concerning. It reads that changes to land use would be decided equally on what is written in the document as proposed future development and what is existing and possibly embraced by citizens as their preference. First this sets us up for conflicts. What is in the doc as possible futures are only that: possible. The possible development described in the doc may be widely out of favor with public desires even when written and/or out of scale by the time it could be built and so if in the doc it could be pushed on the community.	The future area types in the Regional Plan are not merely possible outcomes of the future condition. The entire plan was calibrated based on the community charrettes to a community model that integrated, the built and natural environment to optimize a future Flagstaff with 150,000 residents and 75,000 jobs (see Page II-11). If the development that occurs is far under the intensity and density described by activity centers and future area types, there may not be affordable housing, enough good paying jobs, room for business to grow, larger environmental impacts, increased congestion, and a less efficient use of water and sewer infrastructure. The transition between the existing condition and the future condition is an essential ongoing community conversation, but to universally favor the existing to the future conditions undermines the foundation of the Regional Plan and would result in a less sustainable future for our community.

Comments from Chapter 3 Minor Plan Amendment - 30 day review

Topic	Comment	Response
Page III-11	Thank you for the opportunity to respond to the proposed Regional Plan Amendments. I was a member of the Regional Plan Advisory Committee. I have a few constructive comments. First, there is nothing that is transparent in the proposed substitution of one Table for another. This may be partially due to the nature of our Plan which is more about Placemaking, relies less upon traditional mapping, and emphasizes creating intensity and density centers. Still, and for example, it is hard to comment upon the proposals without actually attaching Maps 21, 22 & 24.	This comment was received on the community forum. Staff added links to the maps within a few days. One of the ways the city staff improved the chapter between the current and proposed version is adding explanatory information about the interpretations commonly used for maps 21 and 22 so that we can be consistent in our reviews and transparent with the public. A better introduction to this section and clearer heading were provided as a result of this comment
Page III-11	#6 Many activity centers designated on the map were placed 'just because' but with no description of density. Therefore the phrase should include both 'reduce and increase' density.	There is a description of density that is general to all activity centers and specific plans can refine or redefine those ranges. The densities have no maximum right now (for example 6 du/acre+) and so it would be impossible to develop a case in an activity center that is requesting an increase in density and intensity outside the range of what the plan calls for. Because of this, the maximum building heights in the zoning code are the only controls for maximum density and intensity.
Page III-11	Any part that talks about Activity Centers is problematic at this point because the CAC designations on the map had no discussion as to density or anything other than at some point there may be an intersection and development or something already exists. Activity center is an incompletely defined concept and yet it is used that defines a major or minor amendment.	Further refinement of language related to activity centers will be considered as part of the next plan amendment in the program schedule. This amendment is meant to update Chapter IX: Growth and Land Use. Updating how activity centers are refined and defined could have major impacts on the outcomes of the plan.
Page III-11 & 12	#3 The relevant example on page III-12 is not clear.	Clarified
Page III-12	the minor amendment examples need clarifying. For example adding or deleting a policy could change the intent of the corresponding goal.	Added policies into the major plan amendment category

Comments from Chapter 3 Minor Plan Amendment - 30 day review

Topic	Comment	Response
Page III-12	The whole thing with urban and suburban seems tangled up with major amendment definition.	Broke it into 2 examples to try and clarify
Page III-12	In general I am uneasy with Page III-12 because in reading it I don't form a clear picture of the checks and balances.	Added explanatory sentences to page III-12. Staff may consider enhanced participation for minor plan amendments, such as a public review period, when the next round of Title 11 updates are considered.
Page III-12	Growth Boundary changes are mentioned as a criteria both in the major amendment wording and minor amendment example. Can it happen in both?	Added a clarifying example
Page III-13	Make the language about future and existing area types clearer that they reference maps 21 and 22 and that they are tied to descriptions in the tables of characteristics in Chapter 9	Added clarifying language
Page III-2	Diagram, Was Vision 2020 finished in 1996?	Started in January 1996 and completed in June 1997
Page III-4	History: The Guide 2000 was the first general plan that talked about goals, open space, FUTS and alternate transportation in a way that reflected city wide input. It is a great reference if one wants to understand our city development from about 1988 to 2005. It is really the basis for Vision 2020 and the 2001 regional plan.	Modified description of the Growth Management Guide 2000 on page III-4 in the call out box to emphasize its foundational purpose.
Page III-5	Use of the broad term 'property rights' bothers me because it can be over interpreted. How about just zone changes?	Removed language and replaced with development applications and city-led projects to identify the scope of the decisions relevant to the plan.
Page III-5	Don't delete 'development approvals' because that is the final step that reflects the goals of the regional plan. The term is used on page III-6.	Put it back in with clarifying language

Comments from Chapter 3 Minor Plan Amendment - 30 day review

Topic	Comment	Response
Page III-5	The added phrase 'intended to be' I don't think reflects the understanding of the CAC. It should be deleted because it assumes something I don't believe is the total thought.	Done.
Page III-5	It is also unclear to me why the words "development approvals" are deleted given the role council plays in approving rezoning requests as well as CUP appeals and other appeals that may come before it.	Not all development approvals are discretionary or presented to the City Council. Some are completed administratively. In addition, not all decisions before Council give equal weight to the Regional Plan. For instance, CUPs do not need a finding of conformance with the Regional Plan.
Page III-5	I am concerned about the meaning of the changes to the role of city council on page III-5. The box on the right indicates that some language was struck, but only three words "inform a final" were shown as struck and those words are out of context.	This sentence has been rephrased to clarify the meaning and intent.
Page III-6	Don't delete 'or applications'. This is one of the points some public are using in discussing the HUB project. It encourages public input which also helps in implementing the Regional Plan reflective of its community goals.	The change in wording does not change the meaning, given the list of examples that follows and remains unchanged. Poor wording led to confusion over the legal extent to which the plan can be applied in development decisions.
Page III-8 Specific Plans	The present moment, when there is so much disagreement about whether the Regional Plan is being appropriately applied to large development projects, is exactly the wrong time to try to fine tune the language.	The language in the plan that is largely the source of current disagreement related to Chapters 8, 10 and 13 of the Regional Plan. Any policy analysis, whether for a major or minor plan amendment, would address the trade-offs between these policies. The Region Plan was meant to provide more flexibility than the 2001 Plan. It was also meant to be revised and updated regularly to reflect current issues and concerns. None of the changes proposed would have influenced how the Regional Plan was interpreted in recent development cases.

Topic	Comment	Response
Page III-9	When is the Annual Review due if you delete the phrase? Will the public be purposefully notified of its completion and availability?	The annual review is due on a date that is now left to the discretion of the City Manager. Right now the report is compiled after the budget process is completed for the next fiscal year but before the work program has begun. This is in part due to the timing of data availability. If data availability and reporting can be streamlined in the future, then the report may be prepared and sent to Council earlier in the process.
Prop 207	It terms of the new language, it is important to note that in a Prop 207 world, “changes in property rights” are a one way decision. Council can increase property rights, but its ability to decrease them is quite restricted.	This sentence was changed to remove this language based on other comments. All potential Prop 207 issues are discussed with the City’s legal department.
Staff priorities	Leave the update of Chapter 3 alone in favor of more pressing matters in the community, like the Southside Plan	Staff began working on the update to Chapter 3 in November 2015, based on direction from Council to proceed with a strategic plan for updating the Regional Plan identified in the Annual Report. The City Council did not provide direction on which specific plan staff should pursue next until January 26, 2016. Completing a Specific Plan take about 5-10 times more work than a minor amendment, therefore they are not interchangeable projects.
Timing and Process	The CAC worked on the plan for 5 years, the revision process is not equal to the effort made to create the original.	Records and interviews with former CAC members show that Chapter 3 was not reviewed or discussed with the CAC prior to public hearings. The review period for this plan amendment is intended to provide a second chance for those involved in developing the Plan to comment and revise this section.
Timing and Process	The current draft of the regional plan was developed by a committee of citizens who met over a number of years. It was then extensively revised by city council and passed by the voters.	Records and interviews with former CAC members show that Chapter 3 was not reviewed or discussed with the CAC prior to public hearings. The review period for this plan amendment is intended to provide a second chance for those involved in developing the Plan to comment and revise this section.

Comments from Chapter 3 Minor Plan Amendment - 30 day review

Topic	Comment	Response
Timing and Process	<p>The citizen's committee spent 5 years bringing this update forward. To relegate any revisions to a (very) short term window, and an online process, is quite the slap in the face for all who volunteered so many hours to such a lengthy process.</p> <p>I ask you to extend the process a minimum of 30 days, and perhaps consider alternative avenues for additional input.</p>	<p>The process for the proposal included in-person meetings with several members of the Citizen's Advisory Committee prior to creating a proposal. During those interviews, all but one member had no memory of reviewing Chapter 3 in advance of public hearings and noted that there was very little comment or public input on this topic at the time. Meeting notes also lack evidence of collaborative input on this chapter of the Plan. Staff, therefore, proceeded with providing a more focused second chance for the public to review the Chapter. Prior to releasing a proposal, staff held a work session with the Planning and Zoning commission that was open to the public on January 26th. Staff created opportunities for public involvement during the 30 day comment period both online and in person. In person opportunities included an open house on April 7th and another Planning and Zoning Commission work session on April 13. In addition, the Comprehensive Planning Manager was available for one-on-one meetings, of which there were 2 during this time period. There will be another chance for involvement at a Citizen's Review Session, which is a meeting of the Planning and Zoning Commission tentatively scheduled on May 11th.</p>
Timing and Process	<p>Agree...please extend both the process and outreach. I see members of the community struggling to understand the ramifications of the replacement text throughout this Chapter. As we are finding, the words matter.</p>	<p>The process for a minor plan amendment was enhanced in the case of this amendment. No comment period is required by Title 11 and staff scheduled time to meet one on one with interested individuals and organizations before developing a proposal for review. There will be further opportunities for citizen's to comment on the proposal during the public hearing process.</p>

Track Changes Key

Initial proposed text

Post public comment text



HOW THIS PLAN WORKS

Who this Plan is For

The *Flagstaff Regional Plan* applies to the 525-square-mile FMPO planning area. It extends from Bellemont to Winona and from Kachina Village and Mountainaire to north of the San Francisco Peaks. The Plan serves as the general plan for the City of Flagstaff, and in the county areas works in conjunction with the Coconino County Comprehensive Plan and other community area plans. This Plan is for the people that live here, and the businesses that employ here. This Plan is for the visitors, prospective businesses, elected officials, City and County departments, the development community, interest groups, and resource agencies. This Plan is for the present and future generations.

How this Plan is Used

The *Flagstaff Regional Plan* is used for decision making so that Flagstaff City government is accountable for publicly derived policy outcomes and goals. It also provides the basis for policies and regulations to guide physical and economic development within the Flagstaff region. The Plan will be used as a guide, or roadmap, for the future of the City and the region, and it establishes priorities for public action and direction for complementary private decisions, thus striving to establish predictability in the decision-making process.

General plans are not static documents; they recognize growth as a dynamic process, which may require revisions to the plan as circumstances or changes warrant. **This Chapter works in conjunction with Flagstaff City Code, Title 11, Chapter 11-10 (General Plans), to establish the process for how to amend the Plan.**

Inside this Chapter:

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Photo by: Brittney Proctor

Connected chapter
to City code

The Planning Process

Why Do We Plan?

We plan in order to guide growth and development in a way that allows our region to remain an outstanding area in which to live. We also plan so that we may build and pay for larger projects that benefit our whole community, present and future. This Plan presents a comprehensive vision for the future of the area, and provides guidance as to how that vision can become a reality.

Why Do We Have a Regional Plan?

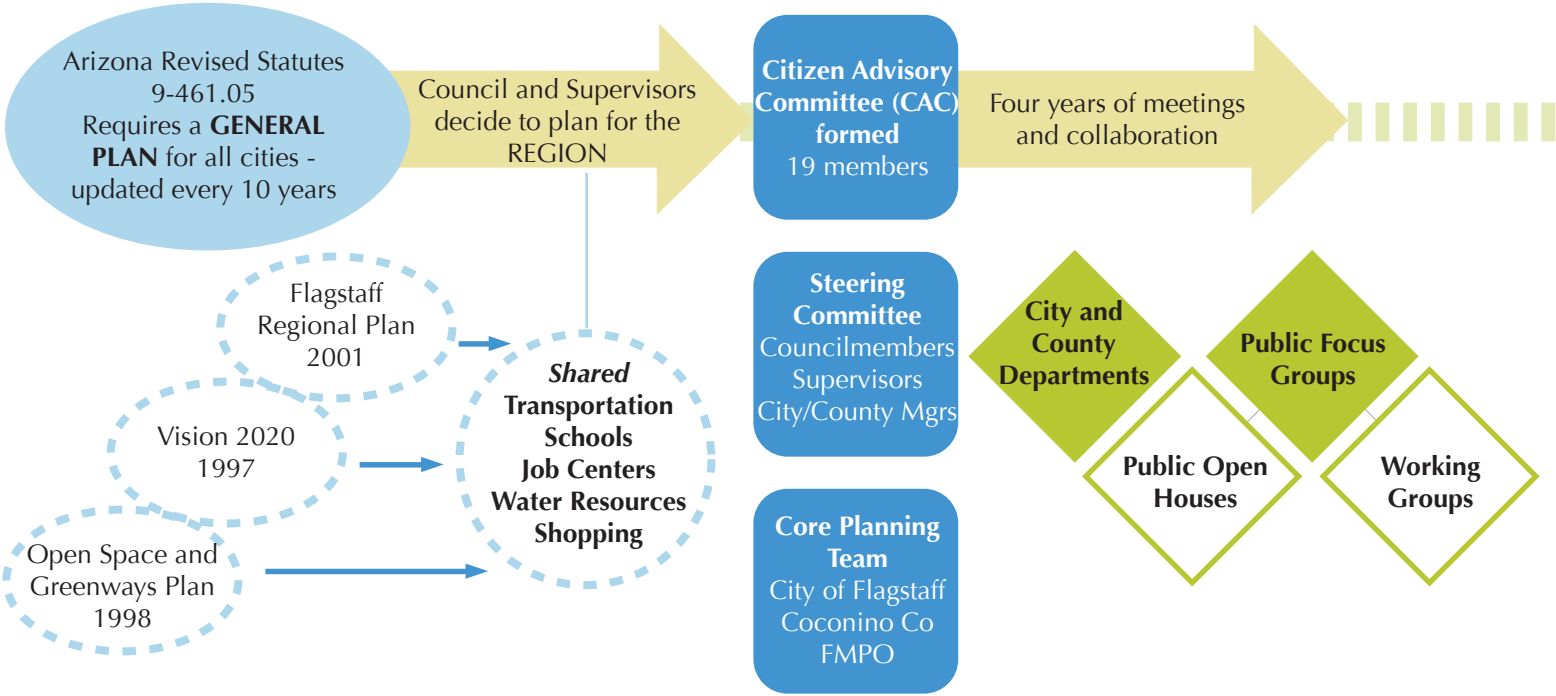
The Growing Smarter Statutes adopted by the State Legislature in 1998 and 2000 require that all municipalities and counties adopt general or comprehensive plans, and that these plans be updated every 10 years. However, the principal reason to have a plan is to make informed choices about our future. The *Flagstaff Regional Plan* contains goals and policies that provide guidance for making choices about public investment and for setting priorities.

A Regional Focus

The City and surrounding communities all have unique identities and characters, but as a whole, the greater Flagstaff area functions as a unified community. Residents of the outlying neighborhoods and tribal

lands work and shop in the city, attend the schools, and use the services and medical facilities that are largely located within the City. The City and the County do address capital improvements differently; however, economic and environmental issues such as water and air quality, forest protection, and open space do not adhere to political boundaries. As such, the City and County chose to partner on the Plan even though they were not legally required to do so.

Creation of *A Vision for our Community: Flagstaff 2020* was the first step in bringing the City and County together, which was continued through the 2001 Regional Land Use and Transportation Plan (RLUTP) and enhanced in this *Flagstaff Regional Plan*.



How We Got Here

The *Flagstaff Regional Plan* is the guiding policy document for the City of Flagstaff as required by state law. It is important that the Plan was created as a collaboration of Flagstaff citizens, public officials, and staff members, using an open planning process. A 19-member Citizen Advisory Committee (CAC) was appointed by the Flagstaff City Council and Coconino County Board of Supervisors. The CAC met monthly or bimonthly for over four years to develop the vision, guiding principles, and goals and policies for each of the topics covered by this Plan. In addition, a Steering Committee ~~composed~~ **comprised** of two Councilpersons and two Supervisors met quarterly to keep the process on track and make sure the public participation plan was effective. A core planning team of City and County staff also met regularly throughout the process to provide support to the CAC, draft sections of the Plan, and carry out all aspects of public participation. Hundreds of City and County residents provided important comments through open houses and focus groups, provided comments on the web site, blogs, and participated in surveys, all of which were crucial in defining the Plan's direction.

Creating a Plan that Works

The *Flagstaff Regional Plan* is a living, working plan that relies on the disciplined and artful execution of three activities. First, the analysis of local conditions and historical trends, larger trends, our community vision, and best practices was learned from other communities. Second, the information gathered for those inputs was incorporated in a planning process that recognized the high level of economic, social, and environmental uncertainty we currently face. Third, the Plan must communicate transparently how those inputs were utilized and why the final plan decisions were chosen over other alternatives.



Flagstaff’s Planning History

Moved Flagstaff’s Planning History box from page III-11 to III-4 and removed title “Flagstaff’s Planning History” from within the box.

Updated per public comments

1945 – The City of Flagstaff’s Planning and Zoning Commission is established

1957 – A Workable Program is established as a prerequisite to any city redevelopment activity and includes a 20-year physical growth plan

1959 – The *City of Flagstaff Metropolitan Plan* is published

1964 – Coconino County adopts its first zoning ordinance and subdivision ordinance

1965 – Flagstaff General Plan is created

1969 – The Flagstaff City Council adopts a General Plan for the Year 1985 as a guide to the development of the Flagstaff planning area

1974 – The *Coconino County General Plan 1990* is adopted as the County’s first comprehensive plan

1975 – The City’s 1969 General Plan is revised and renamed the 1990 General Plan

1986 – The Flagstaff City Council adopts the *Growth Management Guide 2000* as a ~~the City’s first comprehensive physical plan for the City’s growth and the central frame of reference for all other city plans that included goals, open space, FUTS and alternate transportation in a way that reflected citywide input. The Guide was the foundation for all other City plans and future general plans~~

1990 – The *Coconino County Comprehensive Plan* is adopted, differing from its 1974 predecessor by including goals and policies for future growth and development

1997 - *A Vision for our Community: Flagstaff 2020* is developed through a visioning process involving more than 5,000 community members in interviews, focus groups, and surveys designed to elicit a common vision for Flagstaff’s future in the year 2020

1998 – The *Flagstaff Area Open Spaces and Greenways Plan* is published “to provide guidance in protecting and preserving existing open spaces with the demands of urban growth”

2001 – The *Flagstaff Area Regional Land Use and Transportation Plan (RLUTP)* is developed as a cooperative effort by the City of Flagstaff and Coconino County, based on the 2020 visioning process, as a resource plan created to guide future land use decisions in the City of Flagstaff and surrounding areas

2003 – The *Coconino County Comprehensive Plan* is updated in response to the state’s Growing Smarter Act of 1998 and Growing Smarter Plus Act of 2000, requiring counties to update their comprehensive plans prior to December 31, 2003

SOURCES: “A Short History of Planning and the Future in

Implementing the *Flagstaff Regional Plan*

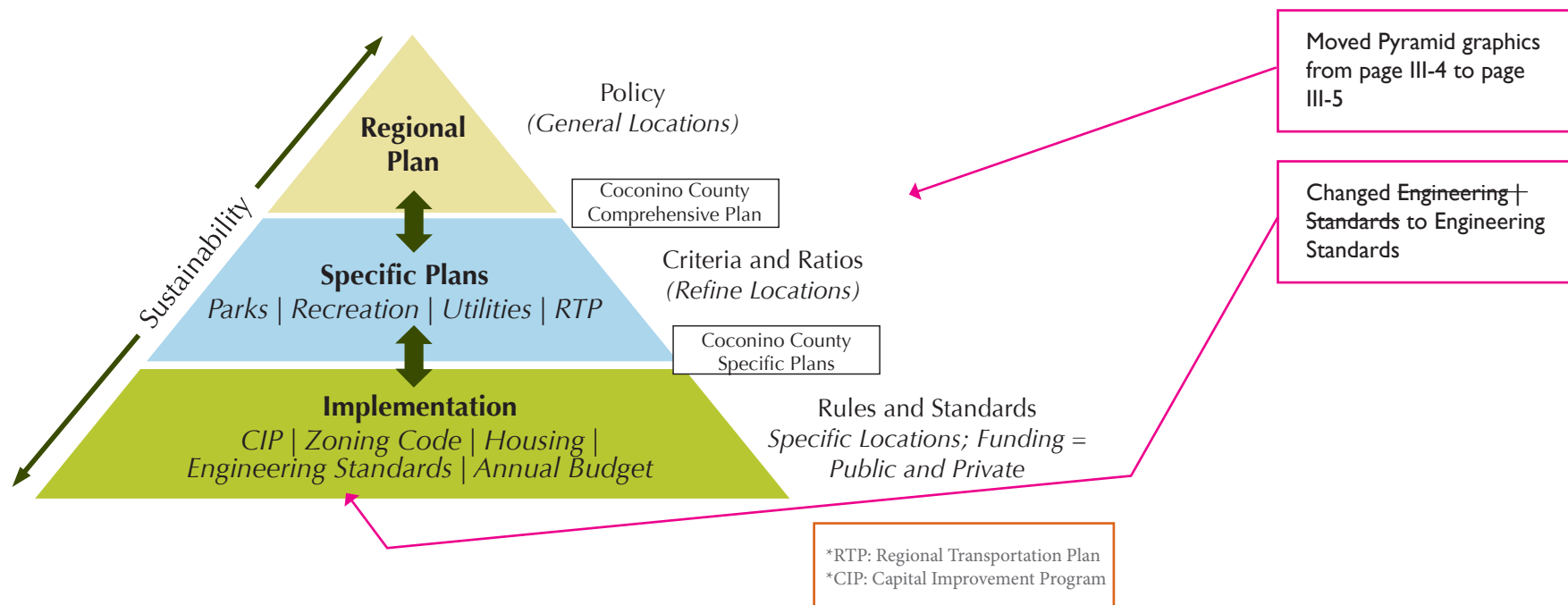
The relationship between the *Flagstaff Regional Plan* and such implementation tools as master plans, the Zoning Code, and other regulations is illustrated below; the *Flagstaff Regional Plan* establishes the vision for the future growth and development of Flagstaff and its surrounding area through goals and policies. City-adopted master plans and County area plans, City and County Zoning Codes, and other City codes, on the other hand, implement the goals and policies of the *Flagstaff Regional Plan* by providing standards, regulations, and tools for land development.

City of Flagstaff

Who Implements the Regional Plan?

Most importantly, the *Flagstaff Regional Plan* is used in the regulatory decision-making process by the City Planning and Zoning Commission, City Council, and City staff. The Commission and the Council are responsible for making development decisions such as zoning map amendments or annexations, approval of which depends on whether the proposed changes or projects are consistent with the Plan’s goals and policies. When reviewing development proposals,

Replaced subtitle Implementation by Decision-Making with “Who Implements the Regional Plan?”



City staff, the Planning and Zoning Commission, and the City Council will review applicable goals and policies to determine whether a proposed development is consistent with the Plan. The Future Growth Illustrations (Maps 21 and 22) and the text of the Plan will provide supplemental information for the interpretation of goals and policies. In case of any conflict between the Future Growth Illustration and the Plan's goals and policies, the goals and policies will prevail. The Plan is also used to guide decisions related to the expansion of public infrastructure, for example, the building or improvement of new roads and trails, investment in parks or public buildings, and other facilities. Many initiatives to improve the community start at the grassroots level. Thus, the Plan may be used by all citizens in order to ensure that new development conforms to the Plan and for assistance in implementing actions that will further the Plan's vision and direction. Generally, the City will use the Plan as follows:

- **City Council**—will use the Plan to ~~inform a final~~ evaluate development applications and City projects that come before Council and require consideration of the Plan ~~requests for changes in property rights~~. The Plan is the basis for the finding of conformance and discussions of compatibility decisions for such most land use decisions, efforts including Regional Plan amendments, zoning map amendments, annexations, discretionary development applications approvals, and master/specific plans, such as the City's Open Space Plan. The Flagstaff Regional Plan provides a general background (why/intent), goals and policies (how), and a sense of priorities for making decisions. The Plan is intended to be broad enough to permit Council priorities to change between major plan updates.
- **City Planning and Zoning Commission**—serves in an advisory role to the City Council, and will use the Plan similarly, possibly to provide a clear connection to supporting technical documents to best justify or explain their recommendations.
- **City Management (including legal counsel, department, and division heads)**—also serve in an advisory role to the City Council, and will use the Plan to review staff recommendations, assess legal implications (e.g., property acquisition or impact issues), and explain budget and program recommendations (e.g., funding for master planning efforts, regulation



Photo by: Tom Bean

Corrected confusing/
inaccurate language

Updated per public
comments

[Proposed text] -
City Council—will use the Plan to evaluate development applications and City projects that come before Council and require consideration of the Plan. The Plan is the basis for the finding of conformance and discussions of compatibility for such land use decisions, including Regional Plan amendments, zoning map amendments, annexations, discretionary development applications, and master/specific plans. The Flagstaff Regional Plan provides a general background (why/intent), goals and policies (how), and a sense of priorities for making decisions. The Plan is broad enough to permit Council priorities to change between major plan updates.

updates, business attraction efforts, facilities planning).

Clearer wording

- **Public Agency Staff**—will use the Plan to develop and evaluate ~~development application~~ **application-of-regulations-to-development** requests such as Regional Plan amendments, zoning map amendments, subdivision plats, and other requests that require recommendations to management and governing bodies. The Plan will permit staff to clearly communicate to applicants the community expectations and concerns relevant to the property in question, subsequent recommended modifications or conditions for approval, and the reasoning behind them. Further, the Plan will be an essential tool for all City staff when, for example, prioritizing capital improvement projects, pursuing land acquisition, and developing agency budgets.
- **Development Community/Realtors/Prospective Buyers/Land Owners**—will use the Plan to determine the desirability of different development proposals on their properties, advise developers or owners on best available properties suitable to a proposed use or “highest and best use” for a given property, inform on the range of possible uses surrounding a property and their potential impacts on that property, and inform on long-range changes including infrastructure.
- **Interest Groups (e.g., environmental, business, education)**—similar to property owners, interest groups will use the Plan to advocate positions related to proposals ~~or applications~~, but often on a broader range of policy issues. These groups may use the Plan to advocate for or against new initiatives such as plans, infrastructure investments, educational programs, or business districts.
- **Resource Agencies**—will use the Plan in discussions with the City on resource/agency management plans, joint agreements, and cooperative initiatives.
- **General Public**—requires an accessible Plan that allows them to decide on whether **the Plan it** represents the “right” direction for the region.
- **Future Generations**—will have the full benefits, as well as address the challenges, of this Plan.

Implementation Through the Development Process How Do We Implement?

The *Flagstaff Regional Plan* is intended to play a pivotal role in shaping the future of the City. Implementation of the Plan will evolve over time with new budgets, capital plans, work programs, and changing priorities, but listed below are some practical ways to ensure that future activities are consistent with the *Flagstaff Regional Plan*:

- **Capital Improvement Plans**—The City’s capital improvement plans and long-range utility and transportation plans will be prepared consistent with the Flagstaff Regional Plan’s land use policies and infrastructure recommendations (water, sewer, stormwater, transportation, and parks/recreation). Major new improvements that are not reflected in the Flagstaff Regional Plan, and which could dramatically affect the Plan’s recommendations, should be preceded by a comprehensive update to the Plan.
- **Development Approvals**—The approvals process for development proposals, including zoning map amendments and subdivision plats, are an important implementation tool of the Plan. The City of Flagstaff’s Zoning Code ([Flagstaff City Code](#), Title 10) and the Subdivision Regulations (Title 11) will be updated in response to regulatory strategies presented in the Plan.
- **Illustrative Plans**—These are plans or maps that depict (illustrates, but does not regulate) the streets, lots, buildings, and general landscaping ~~for of a~~ proposed



Photo by: K DeLong

development and redevelopment areas.

- **Master or Specific Plans**—Master plans or specific plans should include a statement(s) describing how the plan implements *Flagstaff Regional Plan* goals and policies, and how it is compatible with the Plan.
- **Economic Incentives**—Economic incentives should carry out *Flagstaff Regional Plan* goals and policies. **Geographic** Areas identified by **specific and** illustrative plans should have higher priorities for incentives and public/private partnerships.
- **Private Development Decisions**—Property owners and developers should consider the strategies and recommendations of the Plan in their own land planning and investment decisions. Public decision-makers will be using the Plan as a guide in their development-related deliberations.
- **Annual Work Programs and Budgets**—The City Council and individual City divisions will use the **recommendations of the** Plan when preparing annual work programs and budgets.
- **Future Interpretations**—The City Council should call upon the City Planning Director and Planning and Zoning Commission to provide interpretation of major items that are unclear or are not fully addressed in the Plan. In formulating an interpretation, the Planning Director and Commission may call upon outside experts and other groups for advice. Minor items that require interpretation should be handled by the appropriate agency as it implements the Plan.
- **Staff Reports**—When preparing reports to the City Council and City Commissions, staff reports should identify if and how the Plan’s goals and policies are being implemented.

Coconino County

For areas outside the City of Flagstaff limits, but within the FMPO boundaries, the *Flagstaff Regional Plan* will guide land use decisions in conjunction with the Coconino County Comprehensive Plan and applicable area plans. The goals and policies in the Plan are used by County planning staff, the County Planning and Zoning Commission, and the Board of Supervisors to evaluate development proposals and to determine if such developments are appropriate for the unincorporated areas of the FMPO region. The *Flagstaff Regional Plan* is consistent with and complementary to the Coconino County Comprehensive Plan and the local community area plans in the region. These plans are decision-making tools used by residents, landowners, developers, Coconino County Community Development, Planning and Zoning Commission, and the Board of Supervisors. The Plan also serves as a comprehensive reference and blueprint for community programs as well as for public- and private-sector initiatives.

Moved paragraph
“Coconino County
from III-8”

Relationship to Other Planning Documents

The *Flagstaff Regional Plan* incorporates, updates, and builds upon many past planning efforts within the Flagstaff region, and every effort has been made to ensure consistency with these other planning documents and to minimize conflicts.

Appendix A contains a list of documents that implement, or are related to, the *Flagstaff Regional Plan*.

Moved sentence from
bottom of page III-8

Flagstaff Pathways 2030 Regional Transportation Plan

The FMPO adopted the *Flagstaff Pathways 2030 Regional Transportation Plan (RTP)* in December 2009 that identifies and prioritizes future transportation investments for roads, public transit, and trails. This plan evaluates the cost and effectiveness of projects for each major travel mode and addresses the relationships between land use, transportation, the economy, and the environment. This document is updated every five years.

Other Regional Planning Documents

There are two federal management plans in the planning area for Walnut Canyon National Monument and Sunset Crater Volcano National Monument. In addition, the Coconino National Forest has been working to revise its Forest Plan. At the county level, the *Coconino County Comprehensive Plan* adopted in 2003 also applies to the 460 square miles of unincorporated county land within the *Flagstaff Regional Plan* area. In addition, the County has 10 community area plans, of which five are within the area covered by the *Flagstaff Regional Plan*—Bellemont, Fort Valley, Doney Park Timberline-Fernwood, Kachina Village, and Mountaineire. These area plans also have goals and policies specific to each community and four of the five also have design review overlay guidelines which serve to ensure that new commercial buildings are compatible with the character of each community.

Study Area Plans Specific Plans and Studies for Areas and Corridors

~~Over the past decade, the City of Flagstaff’s RLUTP proposed the development of special study area plans to deal with unique community and neighborhood issues, including, for example, the *Southside 2005 Plan* and the *La Plaza Vieja Neighborhood Plan* (2011). These study area plans were developed in close coordination with local residents.~~

~~This new *Flagstaff Regional Plan* does not supersede these plans. They will remain in effect except for any provisions that may conflict with this new Plan, until such times as the plans are amended or repealed by the City Council.~~

~~The *Flagstaff Regional Plan* attempts to integrate social, economic, aesthetic, and environmental issues described within the study area plans into physical manifestations, demonstrated in illustrative plans that will result in increasingly livable communities. Additional special area plans may also be created and adopted as amendments to the *Flagstaff Regional Plan*.~~

Prior to the *Flagstaff Regional Plan*, the City of Flagstaff adopted several specific plans for corridors and areas. The purpose of a specific plan is to provide a greater level of detail for a geographic area or element of the Regional Plan, and to provide for the systematic implementation of the Regional Plan. Specific plans can also be adopted as master plans for development when they accompany a request for rezoning. The development of specific plans is essential for implementation of the *Flagstaff Regional Plan* and its vision. These plans are necessary to further determine the nature and scale of activity centers, corridors and neighborhoods, the cross-sections and alignment of future corridors, and the priority of goals and policies in a particular area. For more details about the content and purposes of specific plans, see Flagstaff City Code, Title 11, General Plans, & and Subdivisions. Specific plans can be adopted in a number of ways.

Specific plans, such as the *The Woodlands Village at Flagstaff Specific Plan*, were adopted by ordinance and provide development standards and phasing of infrastructure for the planned area. The *Flagstaff Regional Plan* cannot supersede specific plans adopted by ordinance, but must be considered if they are amended. When plans adopted by ordinance are updated, the changes made to them will be evaluated for their conformance to the *Flagstaff Regional Plan*. However, the entire document is not required to conform to each and every goal and policy. It is the role of the City Commissions and Council to determine if competing goals and policies have been adequately addressed by a proposed amendment.

Specific Plans adopted by resolution, such as the *Lone Tree Corridor Specific Plan*, are official City policy providing direction on how to implement the Regional Plan. If the plan was developed prior to May 2014, Only portions of the specific plan that align with the *Regional Plan 2030* are valid, when the plan was adopted by resolution. If the specific plan has a section that conflicts with the new *Flagstaff Regional Plan*, the new Plan supersedes the older specific plan until it is amended or repealed by the City Council.

Plans that were proposed but not adopted by resolution or ordinance can be used as strategic documents and

The original text from page III-11 was deleted and was factually inaccurate. During the comment period, the public identified that the proposed text was too difficult to understand. So the blue text is a simplified version and some details were moved to Appendix A

studies to better understand unique community and neighborhood issues. They reflect the desired future conditions supported by the community unless specifically rejected by the City Council. Rezoning, annexation, and plan amendment requests typically consider these plans and studies, but are not required to demonstrate conformance with them.

Within each specific plan or study, there is language that describes which parts of the documents are aspirational, advisory, strategy, and which are standards and guidelines. Specific Plans need to be read in the context of their status, intent, and conformance with the Regional Plan. Appendix A lists Specific Plans that were adopted or worked on by the City and their status. ~~Some of the Flagstaff Regional Plan's policies will need further illustration and evaluation in certain areas to be implemented effectively. New specific plans adopted under the Flagstaff Regional Plan can clarify broader policy statements pertaining to an area, activity center or corridor. These plans may further determine the nature and scale of activity centers, the cross-sections and alignment of future corridors, or the priority of goals and policies.~~

Special Area Studies

~~Over the past decade, the City of Flagstaff's RLUTP proposed the development of strategic documents and studies to better understand unique community and neighborhood issues. Some of those studies, such as the 2005 Southside Plan: Strategies for Development, were completed but not carried forward and adopted as a specific plan. Other studies like the Westside Study were used as the basis for infrastructure projects and for Regional Plan content. Still other studies were completed but the City Council at the time chose not to adopt them as an official City policy.~~

~~City staff frequently reviews these studies, when evaluating a development proposal or applications for rezoning, annexations and plan amendments. However, it is important to look at the final action taken by Council on the study to understand how the proposal was adopted (by resolution or ordinance) or why it was not. Rezoning, annexation, and plan amendment requests typically consider these plans and studies, but are not required to demonstrate conformance with them.~~



Photo by: Tom Bean

Picture moved
“Annual Plan
Review and
Monitoring”
section from
page III-7

Keeping the Plan Current

Annual Plan Review and Monitoring

The purpose of annual reviews and monitoring is to ensure that **the Plan it** continues to reflect core community values and to evaluate how new developments have been approved in compliance with the Plan. To achieve this, department directors will provide the City Manager and City Council with an annual review of Regional Plan-related activities **prior to the initiation of the budget process each year.** This review will accomplish the following:

Keeping the Plan Current

The *Flagstaff Regional Plan* is a dynamic document that can be updated, revised, and improved over time to respond to emerging issues, new ideas, and changing conditions. To assess the Plan's effectiveness, the City will need to monitor actions affecting the Plan. As a result of these monitoring efforts or private development requests, the City will need to amend the Plan periodically. The Planning and Zoning Commission and City Council **members** need to consider each proposed amendment carefully to determine whether or not it is consistent with the Plan's goals and policies. In addition, the cumulative effect of many changes may result in a change in policy direction. For this reason, Plan amendments must be evaluated in terms of their significance to overall City policy. A comprehensive summary listing of the goals and policies for the Plan is included at the end of this document, and will serve as a valuable tool to ensure any future changes or amendments are in keeping with the Plan's original vision and intent.

Moved title up

Sidebar moved
from page
III-10.

- Measure the City’s success in achieving Plan goals and policies through recommended strategies such as measuring on a per-project basis how sustainability indicators have been achieved
- Identify proposed strategies to be pursued under the coming year’s budget
- Identify unlisted strategies that will achieve Plan goals
- Document growth trends and compare those trends to plan objectives
- List development actions that affect the Plan’s provisions
- Explain difficulties in implementing the Plan
- Review community indicators
- Review outside agencies’ actions affecting the Plan.

Refer to Appendix D, Annual Report Template

Comprehensive Plan Review

To ensure that the *Flagstaff Regional Plan* remains an effective guide for decision-makers, Flagstaff will conduct comprehensive evaluations of the Plan every 10 years as required by Arizona Revised Statute §9-461.06 and should address the following in addition to any state mandated requirements:

- Progress in implementing the Plan
- Changes in community needs and other conditions that form the basis of the Plan
- Fiscal conditions and the ability to finance public investments recommended by the Plan
- Community support for the Plan goals and policies
- Changes in state or federal laws that affect the City’s tools for Plan implementation
- Changes in land ownership, usage, or development in areas immediately outside of the planning boundary and jurisdiction (such as those that might be implemented on the Navajo Nation to the east and north, or by the Hopi Tribe on parcels it owns, or by Camp Navajo to the west, or in communities such as Parks).

Amendments and Development Review Processes

The codified processes described below serve as tools for City staff to implement the goals, policies, and strategies of the *Flagstaff Regional Plan*. In addition, through public hearings when applicable, these processes provide opportunities for citizens to make recommendations to the Planning and Zoning Commission and City Council regarding the goals and policies of the *Flagstaff Regional Plan*.

Annexations – All proposed annexations will be evaluated for consistency with the goals and policies of this Plan. The proposed annexation should not be detrimental to the majority of the persons or property in the surrounding area or the community in general. The City’s basic position regarding annexation is that the annexation must demonstrate a favorable benefit to the taxpayers of the City. All applications for annexations of real property shall be reviewed, processed, and approved in conformance with Arizona Revised Statute §9-471 et seq. (Annexation of territory, procedures, notice, petitions, access to information, restrictions). Annexations may be initiated by the following:

- City Council or City Manager – The City Council or the City Manager may direct the Planning Director to review a specific property to determine whether it may be legally annexed and to contact property owners to determine whether they will sign an annexation petition.
- Property Owners – One or more property owners may submit an application to the City to annex property.

Zoning Code Amendments – In accordance with the City of Flagstaff Zoning Code, Division 10-20.50, an amendment to the zoning map or the text of the Zoning Code may only be approved if:

- The proposed zoning map amendment(s) is consistent with and conforms to the goals and policies of the *Flagstaff Regional Plan* and any applicable specific plans.
- If the application is not consistent with and does not conform to the *Flagstaff Regional Plan*, and any other specific plan, the applicable plan must be amended in compliance with the procedures established in the [Flagstaff City Code](#), Title 11, Chapter 11-10 (General Plans), prior to consideration of the proposed amendment(s).



Moved photo
from page III-10

Photo by: Tom Bean

Major and Minor Plan Amendment Procedures

The Regional Plan is a living document and is expected to be amended regularly to keep it current and relevant. There are two types of plan amendments: major and minor. In Arizona, each jurisdiction can determine what changes require a major plan amendment in the General Plan (*Flagstaff Regional Plan 2030*). The procedures for processing plan amendments can be found in the Flagstaff City Code, Title 11 General Plans, & Subdivisions. Flagstaff City Code may change independent of the Regional Plan and should be referred to details of any related process.

Arizona Revised Statutes (A.R.S.) require all major amendments to the Regional Plan to be presented at a single public hearing during the calendar year the proposal is made. The process for major amendment proposals is very specific and deadline driven. Major plan amendments must be processed before an application for rezoning or annexation can be accepted. The process includes public notification, Planning and Zoning Commission review, and a minimum of three public hearings. The proposal is also required to be sent to the Planning and Zoning Commission, City Council, and a review and comment period 60 days prior to public notice. Major amendments to the general plan also require an affirmative vote of at least two-thirds of the members of the City Council. These requirements may be changed by the City or the State.

A minor amendment to the general plan requires only one public hearing by the Planning and Zoning Commission and one by the City Council. These minor amendment public hearings may be held at any time during the calendar year, and do not require two-thirds vote of the City Council. Minor plan amendments may be processed concurrently with rezoning and annexation applications.

New text added
per pubic comment

Public Development Projects – City- and County-sponsored projects and Capital Improvement Programs should be required to adhere to all applicable goals and policies of the *Flagstaff Regional Plan* through project planning and budgeting to ensure funding is available to implement the Plan.

Amendments to Goals and Policies and Maps 21, 22 and 24

Major plan amendments should evaluate proposals that would substantially alter the balance between the goals and policies of the *Flagstaff Regional Plan*. When a major plan amendment is proposed, it will be evaluated for its conformance to goals and

policies, and systematic impacts that would alter the expected growth scenario that the Regional Plan embodies (See Page II-11 for details). The growth scenarios used a computer model to integrate land use, transportation, and environmental outcomes to a preferred build out scenario that informed the Regional Plan's Maps 21 and 22 (Future Growth Illustration) and Map 24 (Activity Centers). When a major plan amendment is proposed to these maps, its expected outcome will be compared to the original assumptions of the plan and the systematic impacts of the change. Only those changes listed in the chart as requiring a major plan amendment need such an amendment. All other changes require only a minor plan amendment.

Original draft did not have any explanatory text to explain major and minor plan amendments

A major plan amendment is one that meets any one of the criteria on the chart on Page III-14. Major plan amendment categories one through seven relate to Maps 21 and 22 (Future Growth Illustration), and Map 24 (Activity Centers). Any changes made to the content of these maps can be carried forward to other maps, using the same features for background, as part of the City's annual update. Major plan amendment category eight only applies to text found in the "Goals and Policies" call out boxes that are located throughout the plan. Deletions, additions or changes to goals and policies in the Regional Plan can only be proposed by the City of Flagstaff.

Any other changes to Maps 21 and 22, (Future Growth Illustration), and Map 24 (Activity Centers) or goals and policies not shown in the Major Plan Amendments Chart are considered minor plan amendments. Minor plan amendment analysis is focused on conformance with the goals and policies of the Regional Plan. Some minor plan amendments may have consequences for how the Plan is implemented, but it is difficult to define them as "major" based on any criteria that could be identified early in the application process. Some examples of minor plan amendments are:

We had significant public comment on what information was helpful in understanding the amendment process and how the Regional Plan's Growth and Land Use Chapter relates to this contentworks

- Changes from urban to suburban, or rural to suburban area types outside of activity centers
- Changes from rural to suburban area type outside of an activity center
- Changes from urban, suburban, and rural area types to employment or special district
- Identifying a new area type for an "Area in White" area in white on Maps 21 and 22 (Future Growth Illustration)
- Refinement of place types at the parcel level as part of a specific plan
- Wording changes to goals and policies that do not substantially alter their meaning
- Expansion of the Urban Growth Boundary to bring an area with City utility services into compliance or to serve facilities in parks/open space
- Adding or deleting a policy.

Area and Place Type Guidelines

Maps 21 and 22 (Future Growth Illustration) and Map 24 (Activity Centers) are generalized representations of area and place types. The following descriptions relate to the content of Chapter IX that describes areas and place types through the maps, goals and policies, and Tables of Characteristics, which give detail on the desired conditions within Urban, Suburban, and Rural Activity Centers, Neighborhoods, and Corridors.

If there are overlapping area types, either type could be used to analyze plan consistency without requiring an amendment to Maps 21 and 22 (Future Growth Illustration).

Places areas with "future" area types on Maps 21 and 22 (Future Growth Illustration) that are currently developed to a lower intensity and density that are already developed do not require an amendment if they are compatible with the existing development pattern. to Maps 21 and 22 unless the development application requires a change to the underlying area type. For instance, if an area with a future urban/existing suburban area is proposed for a development that fits the suburban area type according to the table of characteristics, then an amendment is not required. If an area a place has only a future area type and no existing area type, then the application must conform to the future area type or would require an amendment.

Tables of Characteristics for each area and place type are found in Chapter IX: Growth and Land Use. The tables

include information that describes the combined area-place type, such as Suburban Neighborhood, in terms of desired pattern, block size, density and intensity, mix of uses, transportation, open space, and parks. Parks/Open Space, Employment, and Special District area types are not described in the tables but have explanations of similar characteristics described in the text. These tables are intended to be interpreted at a scale that at a minimum is a neighborhood or activity center, and may be larger. Every row is not a standard or guideline unto itself. The tables are meant to be taken as a whole, and used along with an analysis of how the project would or would not move the community towards the goals and policies throughout the document. For projects that are generally compatible with the characteristics in the table but do not fall within the range of density or intensity, the planner will consider the site-specific preservation of nature resources and compatibility of the proposal with the existing and future neighborhood context through an analysis of goals and policies. Specific plans may further refine how density and intensity is considered within an activity center or a neighborhood.

Parcels with more than one area or place type do not have to meet the exact acre of each area type. The lines dividing each area type are general, unless a specific plan has made site-specific interpretations. Parcels with more than one area or place type but must show they meet the intent of what is displayed on Maps 21 and 22 (Future Growth Illustration). For example, a 20-acre parcel with “urban” next to a commercial corridor and “suburban” further away can show that the proposal increases density in the front of the property along the road and scales back without having 10 acres of each and no plan amendment would not be required. If the parcel is along a Great Street or within the pedestrian shed of an activity center, characteristics of the place types must also be demonstrated.

Minor Amendments to Other Maps and Plan Content

If the Plan changes are the result of a development application that complies with the urban growth boundary, area types, and place types, amendments to other maps in the plan may be completed as part of the City’s annual update of the Regional Plan. Changes or updates to other parts of the Regional Plan will be gathered throughout the year and presented for City Council adoption along with the Regional Plan Annual Report. In these cases, it is not required to have a plan amendment processed along with the development application. For instance, changes to Map 25 (Road Network Illustration) as a result of a subdivision plat may be processed separately from the application, if all the underlying land uses and dedications comply.

If the application requires a change to the urban growth boundary, area or place types, then all amendments to other maps in the Regional Plan should be processed concurrent with the changes to Maps 21, 22, and 24.

Specific Plan Amendments to the Flagstaff Regional Plan 2030

Specific Plans are processed as a minor amendment but follow the enhanced procedural requirements for public participation and notification required of major plan amendments. If a Specific Plan proposes a change to the Regional Plan related to a major amendment category identified on Page III-14, and the application follows the same notification and public participation requirements of a major plan amendment, the proposal may be exempted from the timeline for submittals and reviews of major plan amendments in Title 11. ~~The hearing for the Specific plan must be at the same meeting as hearings for all other major plan amendments in the calendar year, in this case.~~

Reconsidered this requirement

Comprehensive Updates and New Elements

Refer to Flagstaff City Code, Title 11, Chapter 11-10 (General Plans), for procedures relating to the addition of a new element to the Regional Plan, or for comprehensive General Plan update requirements.

Major Plan Amendments Chart

Major Plan Amendment Category		Criteria	
1	Urban growth boundary ¹	Expansion of the urban growth boundary that requires an expansion of public utility infrastructure, except where services are already provided, or for the purpose of designating Parks/Open Space area type.	New Table
2	Area Type - Employment	Reduction of the employment area type, unless offset by an exchange of acres within the same master planned area.	
3	Area Type - Urban/Rural	Changes from urban to rural or rural to urban area types.	
4	Area Type – Special District	Creation of a new special district, or reduction in the size of a special district.	
5	Area Type – Parks/Open Space	Reduction of the land designated for conservation and active or passive recreation. ²	
6	Area Types – Urban/Suburban/Rural ¹	<div><div>- In activity centers, changes to area types that reduce the anticipated range of intensity, density, and mix of uses³ except where done to protect natural or cultural resources. , without creating a proportional increase in intensity, density and mix of uses within the activity center.</div><div>- In neighborhoods and along commercial corridors more than ¼ mile from an activity center, changes from suburban to urban area types.</div></div>	<div>Removed condition to simplify</div> <div>New criteria</div>
7	Place Type – Activity Centers ¹	<div><div>- Addition or deletion of an activity center</div><div>- Moving the center of an activity center more than ½ mile from its original location.</div><div>- Reduction in the category of an activity center (urban to suburban, suburban to rural, or regional to neighborhood) without creating a proportional increase in scale of an activity center elsewhere in the Flagstaff Region.</div></div>	
8	Goals and Policies ^{1,4}	Add or delete a goal or policy in any chapter of the Plan.	Per public comment

¹ This category excludes changes that are the result of a Specific Plan. Such changes will be processed as minor amendments.

² Lands designated for conservation and active and passive recreation are displayed as Parks/Open Space on the Future Growth Illustration. Within the Parks/Open Space area type, public facilities, such as tanks, utilities, roads, and staging areas, may be located, within the Parks/Open Space area type. If these facilities have substantially altered the natural environment or created a brownfield site, removing them from the Parks/Open Space designation may be processed as a minor amendment. Expansion of such facilities does not require a plan amendment.

³ See tables of Area/Place Type characteristics found in Chapter IX: Growth and Land Use and relevant Specific Plans for the range of density, intensity and mix of uses..

⁴ Deletion or addition, of goals and policies to the Regional Plan can only be proposed by the City of Flagstaff.

correction



1b. Major Amendments Activity Centers

CURRENT

- Addition of a new activity center 

PROPOSED

- Addition or deletion of an activity center
- Moving the center of an activity center more than $\frac{1}{2}$ mile from its original location.
- Reduction in the category of an activity center (urban to suburban, suburban to rural, or regional to neighborhood) without creating a proportional increase in the scale of an activity center elsewhere in the Flagstaff region.



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1b. Major Amendments Activity Centers

- Option A: Proposed Criteria
- Option B: Moving Existing AC would be Major and Future AC would be Minor
- Option C: All Moves of the Activity Center would be Major
- Option D: Moving a Regional Scale AC would be Major and Neighborhood-scale would be Minor



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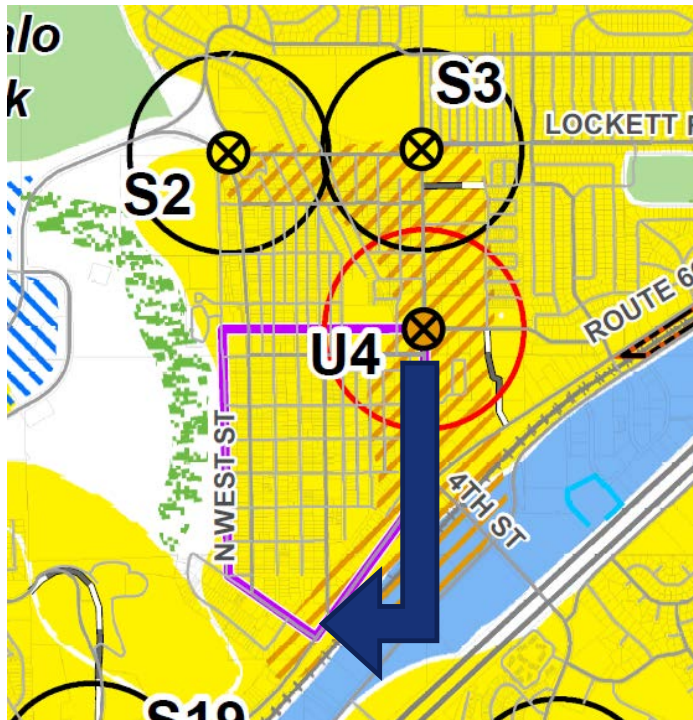
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1b. Major Amendments Activity Centers

Option A: Moving an Activity Center



PROPOSED CRITERIA

Moving the center of an activity center more than ½ mile from its original location.

MAJOR AMENDMENT



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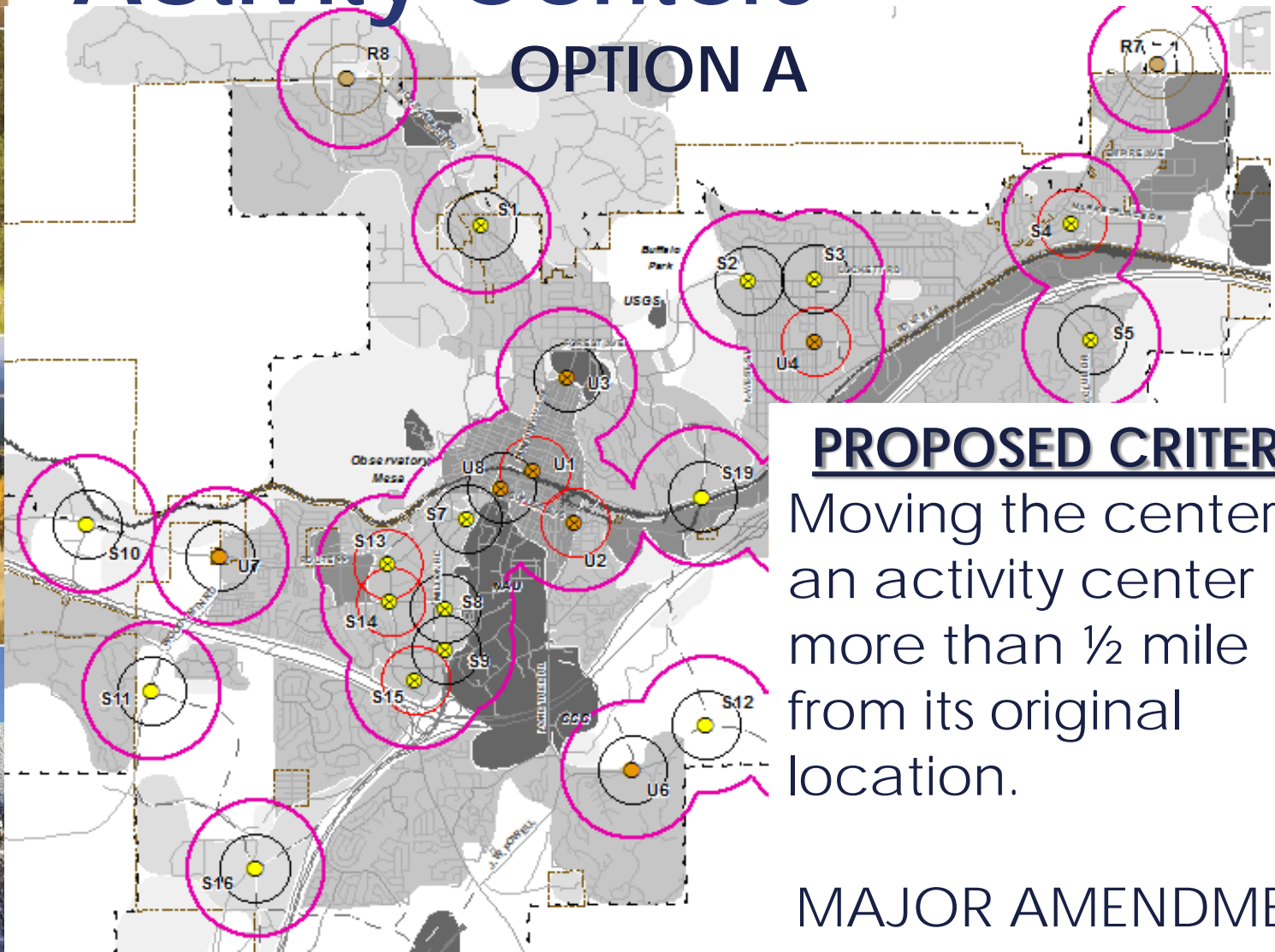
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1b. Major Amendments Activity Centers

OPTION A



PROPOSED CRITERIA

Moving the center of an activity center more than ½ mile from its original location.

MAJOR AMENDMENT



1b. Major Amendments Activity Centers

OPTION A

Pros

- Treats all activity centers the same regardless of scale or type

Cons

- Sets distance measure for major v. minor



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Moving an existing
activity center
MAJOR
AMENDMENT



1b. Major Amendments Activity Centers

OPTION B

Makes changes to 15 out of 28
ACs major amendments

Pros

- Simple and keeps with the intent
- Could also tie the major/minor threshold for “Reduction in the category of an activity center”



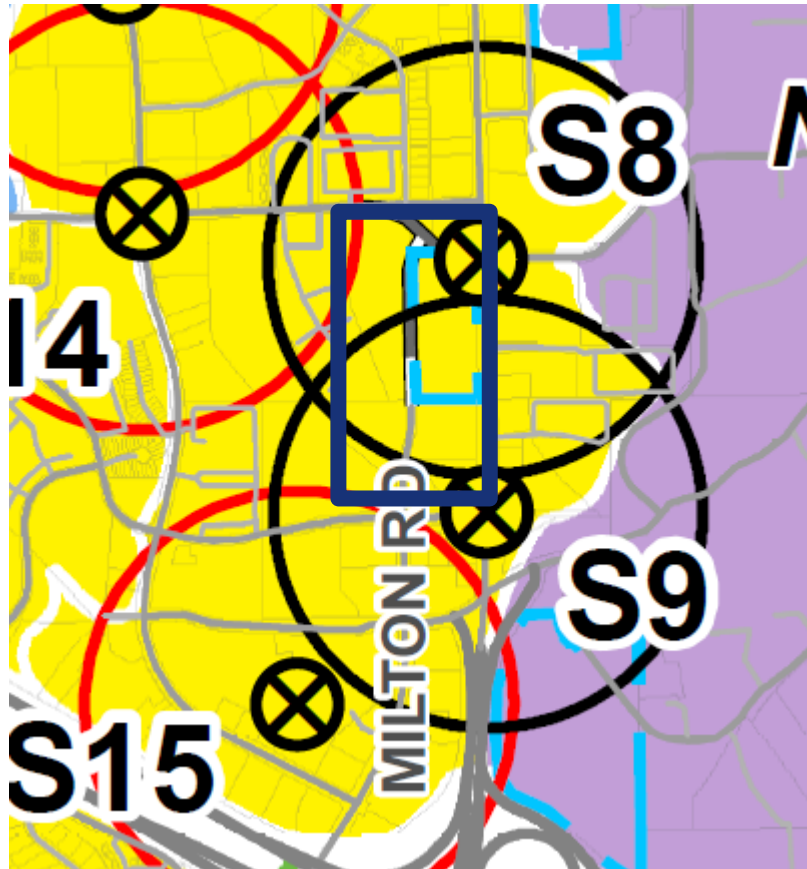
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1b. Major Amendments Activity Centers



OPTION B

Current application under review as a minor amendment that would have been major under this criteria.

Changes

Neighborhood to Regional scale & moving the Activity Center to Beulah and University.



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A scenic landscape photograph showing a dense forest of trees with vibrant yellow and green foliage in the foreground. Beyond the trees is a calm body of water, and in the far background, a range of blue mountains stretches across the horizon under a clear sky.

OPTION C

PROPOSED CRITICAL HABITAT
Moving an active center

MAJOR AMENDMENTS



1b. Major Amendments Activity Centers

OPTION C

Pros

- Treats all activity centers the same regardless of scale or type

Cons

- Very little flexibility
- Means changes to road alignments and activity center locations in large undeveloped areas would be difficult to do
- Staffs interpretation of the boundary and type of activity center would be important



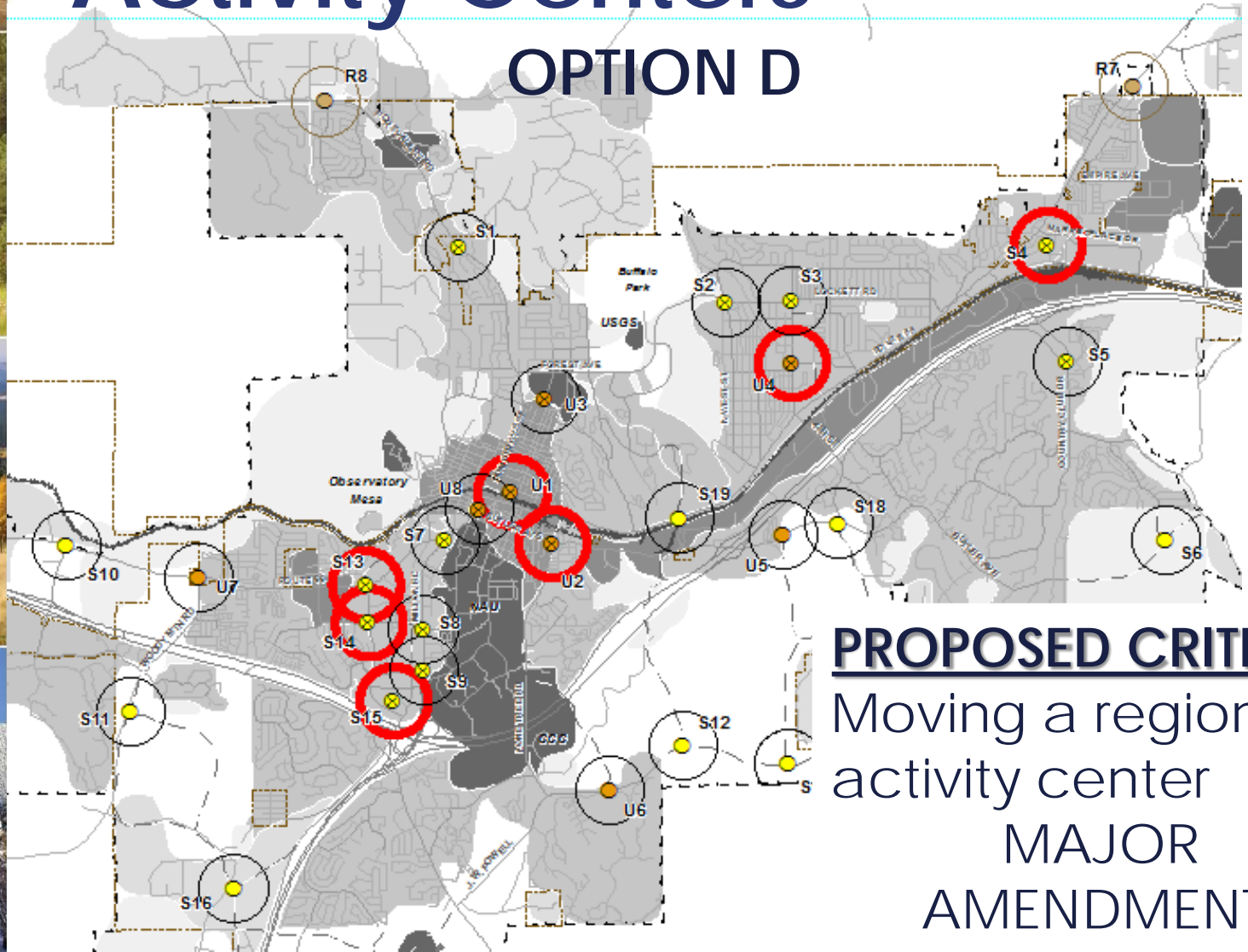
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1b. Major Amendments Activity Centers





1b. Major Amendments Activity Centers

OPTION D

7 of 28 ACs would require a major amendment

Pros

- Regional ACs would rarely move

Cons

- Not clear if changes to neighborhood scale ACs are that different



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